Karen Johnson Davidson County
Batch# 1173125 DEEDWARR
08/22/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240822-0064478

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Affiant Subscribed and sworn to before me, this the 9th day of August, 2024. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Piltz McIntyre Claudia Renae McIntyre	New Owner(s)	071-15-0O-003.00-CO
2758 Pine Bluffs Court		
Highland, MI 48357		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PIVOT HOLDINGS TN LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN PILTZ MCINTYRE AND CLAUDIA RENAE MCINTYRE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit C, 108 Douglas Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 108 Douglas Avenue Townhomes, A Horizontal Property Regime with Private Elements of record in Instrument No. 20200103-0000837 as amended in Instrument No. 20200116-0005912 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a Portion of the same property conveyed to Rise Development, LLC by Warranty deed from Doris Covington, a single woman of record in Instrument No. 20190605-0053729 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 05, 2019.

Being the same property conveyed to 108 Douglas Ave, LLC by Quitclaim deed from Rise Development, LLC of record in Instrument No. 20211216-0166659 Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 16, 2021.

Being the same property conveyed to Pivot Holdings TN LLC by Quitclaim deed from 108 Douglas Ave, LLC of record in Instrument No. 20220930-0108075 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 30, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 108 Douglas Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of August, 2024.

Pivot Holdings TN LLC, a Delaware Limited Liability Company

By: _____
Rick Wells, Authorized Agent

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rick Wells, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Pivot Holdings TN LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2024.

_____
Notary Public

My Commission Expires: 04/15/28

FAITH E JOHNSON
NOTARY PUBLIC - State of Arizona
PINAL COUNTY
Commission #: 665240
My Comm. Expires April 15, 2028

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 9, 2024**.

Affiant Signature

August 21, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25