Karen Johnson Davidson County
Batch# 1180172 DEEDWARR
09/10/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240910-0069812

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $650,000.00.

Affiant

Subscribed and sworn before me this the 10th day of September, 2024.

Notary Public
My commission expires: 12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chris and Angela Buckner	New Owner	094-13-0 023.00
10 Keith St.		
Nashville, TN 37210		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PITTMAN INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRIS BUCKNER AND ANGELA BUCKNER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING LOT 11 OF BLOCK K ON THE MAP SHOWING WIDENING OF ALLEY IN BLOCKS J, K, AND L, HERMITAGE ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 108, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
10 KEITH STREET
PARCEL ID: 09413002300
15TH COUNCILMANIC DISTRICT - NASHVILLE - DAVIDSON COUNTY, TENNESSEE

BEGINNING ON AN IRON ROD SET ON THE NORTHEASTERLY CORNER RIGHT OF WAY INTERSECTION OF KEITH STREET AND LITTLE GREEN STREET, SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF HEREON DESCRIBED PROPERTY:
THENCE, NORTHERLY WITH THE EAST RIGHT OF WAY OF KEITH STREET, NORTH 05 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 99.00 FEET TO AN IRON ROD SET AT CORNER OF LOTS 11 AND 10;

THENCE, EASTERLY WITH THE SOUTH LINE OF LOT 10, SOUTH 83 DEGREES 02 MINUTES 21 SECONDS EAST, A DISTANCE OF 150.00 FEET TO AN IRON ROD SET ON WESTERLY MARGIN OF ALLEY NO. 704;

THENCE, WITH THE ALLEY, SOUTH 05 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 25.87 FEET TO AN IRON ROD SET ON THE NORTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED LITTLE GREEN STREET;

THENCE, WITH THE RIGHT OF WAY OF LITTLE GREEN STREET ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 165.73, THE RADIUS BEING 2,438.69, AND THE CHORD BEING SOUTH 70 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 165.70 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.22 ACRES, MORE OR LESS.

Being the same property conveyed to Pittman Investments, LLC, by deed dated 01/06/2011, from Bobby Joslin of record in Instrument No. 20110107-0002150, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 10 Keith St., Nashville, TN 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of September, 2024.

Pittman Investments, LLC

BY: _____ member
Robert Pittman, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Pittman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the member of the within named bargainor, a LLC, and that they, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Robert Pittman as such Member.

Witness my hand and official seal this 10th day of September, 2024.

My commission expires:

12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

CBB

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/10/2024.

Affiant Signature

9.10.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202409100069812