SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$267,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 3, 2026~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID DITTO	Same as new owner	**060-11-0A-013.00-CO**
(NAME) **205 GREENBRANCH CT.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DERI L. PLUMMER, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DAVID DITTO,** UNMARRIED MAN , HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 13, on the map entitled Final Plat Section Two Pine Ridge, of record in Plat Book 6900, page 484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Deri L. Plummer from James Booth a/k/a James M. Booth by warranty deed dated December 17, 2014 of record in Instrument No. 20141217-0115601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 6900, page 484: Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 7108, page 1 and Book 10886, page 791, and made applicable by Declaration of Annexation of record in Book 7396, page 837; Charter of Pine Ridge Homeowners Association, Inc. of record in Book 7903, page 352; and Open Common Areas conveyed by deed of record in Book 7892, page 616, said Register's Office.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

unimproved ( )
This is improved(X) property, known as **205 GREENBRANCH CT., NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JG-TAG-24-205

Karen Johnson
Batch # 1182523
09/17/2024 02:26:26 PM
Fees: $13.00 Taxes: $987.90

Davidson County
DEEDWARR
2 pgs

20240917-0072006

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 16th day of September, 2024.

[redacted]
DERI L. PLUMMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deri L. Plummer,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of September, 2024.

My commission expires: **March 3, 2026**

Notary Public

