WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182818 DEEDWARR
09/17/2024 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20240917-0072100

B-BR-24-1306B

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson Ay

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Tyler Pittman and Rachel Green Pittman	American Pacific Mortgage Corp	
(NAME)	(NAME)	
1306B Pillow St	3000 Lava Ridge Ct, Ste 200	**105-07-0A-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY SCHALMO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK TYLER PITTMAN AND RACHEL GREEN PITTMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on a Horizontal Property Regime (Private Element), 1306 Pillow Street Town Homes of record in Instrument 20121108-0103398, register's office for Davidson County, Tennesse, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary Schalmo by Warranty Deed from Cottage Partners, LLC of record in Instrument No. 20130620-0063385 Register's Office for Davidson County, Tennessee, dated June 12, 2013 and recorded on June 20, 2013.

Please see Exhibit A attached hereto and made apart thereof.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 153, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument 20121108-0103398, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20121116-0105810, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1306B Pillow St, Nashville, Tennessee 37203.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF SEPTEMBER, 2024.

Gary Schalmo by Margaret Means, Attorney In Fact

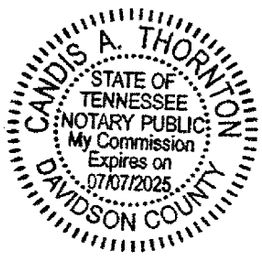
Gary Schalmo by Margaret Means, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GARY SCHALMO.by virtue of Specific Power of Attorney recorded on 9-17-24, in Instrument No. 202409170072099, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said GARY SCHALMO.

Witness my hand and official seal, this the 16th of September, 2024.

Notary Public
My Commission Expires: 7-7-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT "A"
TO Warranty Deed
From: Gary Schalmo
To: Patrick Tyler Pittman and Rachel Green Pittman

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

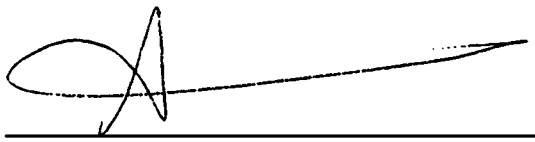
WITNESS my hand and seal at office this 16th day of September, 2024.

Notary Public
My Commission Expires: 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 09/16/2024.



Affiant Signature

09/17/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/17/2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal