Karen Johnson
Batch # 1186159
09/25/2024 11:00:58 AM
Fees: $13.00 Taxes: $2,220.00
Davidson County
DEEDWARR
2 pgs
20240925-0074315

WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

File No. BC-24-417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary C. Lodigiani	Bank of America N.A.	
(NAME)	(NAME)	
5618 Knob Road	4500 Amon Carter Blvd	103-06-0-116.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ft. Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC JEFFREY PITTEL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY C. LODIGIANI, SINGLE**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 37 on the Plan of Brookside Courts Addition No. 2 of record in Plat Book 1835, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Jeffrey Pittel and Rachel Evans Pittel, husband and wife by Warranty Deed from Joseph Michael Lewis and wife, Brook L. Lewis of record in Instrument No. 20140403-0027741, Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 03, 2014.

Being the same property conveyed to Eric Jeffrey Pittel, a married man by Quitclaim Deed from Eric Jeffrey Pittel and Rachel Evans Pittel, husband and wife of record in Instrument No. 20180612-0056153 Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 12, 2018.

Note: Divorce Agreement captioned Rachel Evans Pittel vs Eric Jeffrey Pittel, 4th Circuit Court for State of Tennessee, Davidson, Case No. 18D91.

This is property more commonly known as 5618 Knob Road, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 20th day of September, 2024.

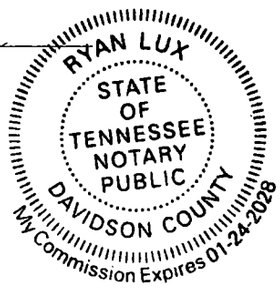
Eric Jeffrey Pittel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2024, before me personally appeared Eric Jeffrey Pittel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of September, 2024.

Notary Signature
My commission expires:



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-24-5618