Name and Address of New Owner:
Lee Pittman
2417 Gardner Lane
Nashville, TN 37207

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 070-04-0-024

Karen Johnson Davidson County
Batch# 1195019 DEEDWARR
10/17/2024 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,791.22
20241017-0080618

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Wayne Raike, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lee Pittman, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 42 on the Plan of Haynes Heights, Section II, of record in Book 2331, Pages 58 and 59, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Wayne Raike, a single person, by Warranty Deed dated January 20, 2023 from Danny Z. Gray and Yolanda N. Gray, husband and wife, recorded January 24, 2023 in Instrument No. 20230124-0005243 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of October, 2024.

(SEAL)
Daniel Raike

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2024, before me personally appeared Daniel Raike, 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 16th day of October, 2024.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$494,000.00~~ $484,114.31, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

~~Sworn~~ to and subscribed before me this16th day of October, 2024.

Notary Public
My commission expires: 3/3/25
File No. 2024-7364-RS

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 16 2024 (date of document)

Regina Sullo

Affiant Signature

October 17, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 17th day of October, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202410170080618