Karen Johnson Davidson County
Batch# 1198343 DEEDWARR
10/25/2024 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $3,644.50
20241025-0083137

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38351-09-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $985,000.00. Affiant Subscribed and sworn to before me this 23rd day of October, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nancy J. Weaver 5110 Boxcroft Place Nashville, TN 37205	**Send Tax Bills To:** Nancy J. Weaver 5110 Boxcroft Place Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 11613015100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren A. Pittman and Hilton C. Pittman, III, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nancy J. Weaver, unmarried**("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5110 Boxcroft Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 23rd day of October, 2024.

Lauren A. Pittman by Kelly Bonadies, her attorney-in-fact

Hilton C. Pittman, III, by Kelly Bonadies, his 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, aforesaid, Kelly Bonadies, 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, and who further acknowledged that she is the Attorney-in-Fact for Lauren A. Pittman, and she is authorized by Lauren A. Pittman to execute this instrument on her behalf.

Witness my hand, at office, this 23rd day of October, 2024.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Bonadies, 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, and who further acknowledged that she is the Attorney-in-Fact for Hilton C. Pittman, III, and she is authorized by Hilton C. Pittman, III to execute this instrument on his behalf.

Witness my hand, at office, this 23rd day of October, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lauren A. Pittman and Hilton C. Pittman, III, wife and husband, by deed dated September 24, 2018 from Lynne Todd Edgerton, an unmarried woman, of record in Instrument No. 20180926-0095494, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for Davidson County, Tennessee.
3. Instrument of Correction recorded in Book 5430, page 263, Register's Office for Davidson County, Tennessee.
4. By-Laws of The Association of Owners of Boxcroft, of record in Book 5365, page 7, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/23/24 (date of document).

Affiant Signature

10/25/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

