BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1232561
01/31/2025 10 09 14 AM
Fees $13 00 Taxes $1,417 10

Davidson County
DEEDWARR
2 pgs

20250131-0007433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JANUARY 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

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)
Amaris Elise Avant and Allison Danielle Avant	**FirstBank, ISAOA ATIMA c/o Shellpoint Mortgage Servicing**	
(NAME)	(NAME)	
4025 Meadow Hill Drive	**PO Box 7050**	**059-09-0-031.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Troy, MI 48007-7050**	
(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, **PILOT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s) has/have bargained and sold and by these presents do/does transfer and convey unto **AMARIS ELISE AVANT, A MARRIED WOMAN, AND ALLISON DANIELLE AVANT, A MARRIED WOMAN, TENANTS BY THE ENTIRETY,** 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 Lot No 124 on the Plan of Haynes Estates Section 2, as of record in Book 4175, page 13 Register's Office for said County being described as follows

Beginning at a point in the Westerly margin of Meadow Hill Drive at the common dividing line between Lot Nos 124 and 125 on said Plan, thence Westerly along said dividing line 120 feet to a point thence southerly 100 03 feet to a point in the Southerly margin of an unnamed street, thence Easterly along the Northerly margin of said unnamed street, 95 89 feet to the beginning of a curve, thence around said curve a distance of 38 64 feet to a point in the Westerly margin of Meadow Hill Drive thence Northerly along the Westerly margin of said Meadow Hill Drive, 73 59 feet to the point of beginning

Being the same property conveyed to Joyce B Wright, trustee by Warranty Deed from Barbara P Holmes, a widow of record in Book 7823, page 332. Register's Office for Davidson County, Tennessee, dated April 18, 1989 and recorded on April 24, 1989

Being the same property conveyed to Mindy Wright (formerly Mindy Wright Raines) by Quitclaim Deed from Joyce B Wright, Trustee of record in Instrument No 20121219-0116922 Register's Office for Davidson County, Tennessee, dated December 18, 2012 and recorded on December 19, 2012

Being the same property conveyed to Pilot Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mindy Wright, single of record in Instrument No 20240723-0055349 Register's Office for Davidson County, Tennessee dated July 17, 2024 and recorded on July 23, 2024

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Book 4175, Page 13 Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4230, Page 545, in the Register's Office for Davidson County, Tennessee but omitting any restriction, if any, based on race, color, religion, sex, handicap familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4025 Meadow Hill Drive, Nashville, Tennessee 37218**

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 31 DAY OF JANUARY, 2025

Pilot Properties, LLC

BY _____
Jesse Smucker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE SMUCKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PILOT PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 30th of January, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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