Karen Johnson Davidson County
Batch# 1239421 DEEDWARR
02/21/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,309.43
20250221-0012695

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2025-80028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hayley Pitts and Laurette J. Pitts	NEW OWNER	142050A06300CO
(NAME)	(NAME)	
305 Plantation Ct		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Three Thousand Nine Hundred And No/100 Dollars ($353,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOYCE G. COX, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYLEY PITTS, A SINGLE PERSON, AND LAURETTE J. PITTS, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING Unit No. K-3, together with the Carport designated No. K-3-C, on the Plan of Section 2, River Plantation, Condominium Apartments, as shown by plat appearing of record in Book 4460, pages

136-137, of the Register's Office of Davidson County, Tennessee, and as per Master Deed establishing a Horizontal Property Regime of River Plantation Section Two, a Condominium, appearing of record in Book 4661, page 334, as amended in Instrument No. 20120828-0077603, Instrument No. 20180522-0048991 and Instrument No. 20241210-0095977, all in said Register's Office, to which reference is hereby made for more complete details of location and description of said unit.

BEING the same property conveyed to Charles T. Cox and wife, Joyce G. Cox, by Warranty Deed from Thomas M. Phelps and Cheryle S. Phelps, dated May 16, 1974, appearing of record in Book 4817, Page 346, of the Register's Office of Davidson County, Tennessee. The said Charles T. Cox having since died on August 1, 2024 leaving said property to his wife, Joyce G. Cox, as surviving tenant.

unimproved ☐
This is improved ☑ property, known as 305 Plantation Ct, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 13 day of February, 2025.

JOYCE G. COX BY STEVEN WAYNE COX, HER ATTORNEY-IN-FACT
Joyce G. Cox by her attorney in fact, Steven Wayne Cox

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13 day of February, 20 25, before me personally appeared Joyce G. Cox by and through her attorney in fact, Steven Wayne Cox as per a duly recorded Power of Attorney of record in Instrument Number 20250218-0011867, Register's Office for Davidson County, Tennessee, 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 (or person's) free act and deed.

Notary Public
Printed Name: Dennis L. Lewis Jr

My Commission Expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 13th, 2025

Affiant Signature

02/13/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13th day of February, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY