WARRANTY DEED

Karen Johnson Davidson County
Batch# 1247775 DEEDWARR
03/19/2025 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250319-0019365

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Mya Pinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES: 6-9-27

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mya Pinson	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 2905 Torbett St.	(NAME) Mya Pinson 2905 Torbett St.	09210041100
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, **Maurice A. Pinson, Sr. a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mya Pinson, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 70 and (5) feet of the westernly side of Lot No. 69 on the plan of T. M. Steger's Clifton Pike Subdivision of the Barrow Place, as of record in Book 421, page 112, Register's Office for said County.

Said parcel of land, being Lot No. 70 and five (5) feet on the westernly side of Lot No. 69 as aforesaid fronts forty-five (45) feet on the southerly side of West Hill Street or Torbett Street, and runs back between parallel lines One Hundred Twenty-Five (125) feet to an alley.

Being the same property conveyed to Jimmie L. Moody, Jr. and Shirley Crawford with rights of survivorship by Warranty Deed from Charles D. Cook and wife, Joan M. Cook of record in Book 7215, page 252, Register's Office for Davidson County, Tennessee, dated April 23, 1987 and recorded on April 27, 1987.

The said Jimmie L. Moody, Jr. having died on or about September 27, 1996, vesting Shirley Crawford as surviving tenant.

The said Shirley Crawford having died on or about July 26, 2004. See Affidavits of Heirship of record in Instrument No. 20060531-0064066 and 20060531-0064067, in the Register's Office for Davidson County, Tennessee. Per said Affidavits, the sole heir at law of Shirley J. Crawford is Marva Pinson.

Being the same property conveyed to Maurice A. Pinson, Sr. by Quitclaim Deed from Marva D. Pinson of record in Instrument No. 20060804-0095922 Register's Office for Davidson County, Tennessee, dated August 4, 2006 and recorded on August 4, 2006.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2905 Torbett St. Nashville, TN 37209

(House Number) (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 my hand this 13th day of March, 2025.

Maurice A. Pinson, Sr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Maurice A. Pinson, Sr.** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of March, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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 March 13, 2025.

Affiant Signature

3-13-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of March, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026