This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $925,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of April, 2025.

Notary Public
My commission expires:

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1265222 DEEDWARR
04/28/2025 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20250428-0032282

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dwight H. Pullen Jr. 4721 Medalist Cir. Hermitage, TN 37076	New Owner	085-04-0A 111.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALICIA BARNWELL PITORRI AND ANTHONY PITORRI, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DWIGHT H. PULLEN JR. AND ELEANORE M. PULLEN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of First Revision Final Plat Major Subdivision, The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 1, Section 1A, of record in Plat at Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alicia Barnwell Pitorri and Anthony Pitorri, wife and husband, by deed dated 04/26/2021, from Justin Kirk, single, and Tamiko Yamatani, single, of record in Instrument No. 20210429-0057348, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4721 Medalist Cir., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of April, 2025.

Anthony Pitorri

Alicia Barnwell Pitorri

STATE OF VA

COUNTY OF Richmond City

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Pitorri and Alicia Barnwell Pitorri, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2025.

My commission expires: 9-30-2027

Noewie Bemah

Notary Public

Noewie Bemah
Commonwealth of Virginia
Notary Public
Commission No. 7830796
My Commission Expires 9/30/2027

Certificate of Authenticity

I, Joshua A. Terry, 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 4/22/2025.

Affiant Signature – Joshua A. Terry

4/28/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/28/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27