Name and Address of New Owner:
Elizabeth Witkow
927 A Thomas Ave
Nashville, TN 37216

Send Tax Statements To:
Vanderbilt Mortgage and Finance, Inc, dba
Silverton Mortgage ISAOA/ATIMA
PO Box 202129
Florence, SC 29502

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25030395

Map and Parcel: 072 06 0F 001.00

Karen Johnson Davidson County
Batch# 1265750 DEEDWARR
04/29/2025 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20250429-0033030

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher B. Pulley and April Pulley, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Witkow, an unmarried woman**, hereinafter called the GRANTEE, her 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 Unit A, 927 Thomas Avenue Townhomes, a Horizontal Property Regime with Private Elements, as recorded in the Declaration Establishing a Horizontal Property Regime for 927 Thomas Avenue Townhomes, of record in Instrument Number 20150408-0030891, Register's Office for Davidson County, Tennessee, to all of which is hereby made for a more complete description together with all interests in the common areas allocated to said unit as set forth in Declaration.

Being the same property conveyed to Christopher B. Pulley and April Pulley, husband and wife by Warranty Deed filed for record on November 12, 2015 in Instrument Number 20151112-0114825, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of 927 Thomas Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20150408-0030891; All matters of plat as set forth on Exhibit "B" of Declaration Establishing a Horizontal Property Regime for 927 Thomas Avenue Townhomes of record in Instrument Number 21050408-0030891; By-Laws as set forth on Exhibit "C" of Declaration Establishing a Horizontal Property Regime for 927 Thomas Avenue Townhomes of record in Instrument Number 21050408-0030891; HOA Charter of record in Instrument Number 20150408-0030892; All matters as set forth in prior plat of record in Book 421, page 35, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 927 A Thomas Ave, Nashville, TN 37216

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 28th day of April, 2025.

Christopher B Pulley by April Pulley Attorney-in-Fact
Christopher B. Pulley by April Pulley, Attorney-in-Fact

April Pulley
April Pulley

State of Tennessee
County of Rutherford

Personally appeared before me, April Pulley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Christopher B. Pulley, that he executed the same as the free act and deed of said Christopher B. Pulley, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Christopher B. Pulley, and appearing of record in 202504290033029, page _____, in the Register's Office of ~~Rutherford~~ Davidson County, Tennessee.

Witness my hand and seal this 28th of April, 2025.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, April Pulley with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of April, 2025.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

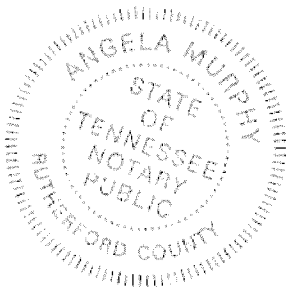
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $535,000.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of April, 2025.

Notary Public
My Commission Expires: 4/19/26



Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 4/28/25 (date of document).

Affiant Signature

4/29/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of April, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029