Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250250025

Karen Johnson
Batch # 1278663
05/29/2025 10 31 29 AM
Fees $13 00 Taxes $18,814 50
20250529-0042095

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $5,085,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua B. Pittman and Elizabeth D. Pittman 2615 Hemingway Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 15 0 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Montgomery Classic Construction, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua B. Pittman and Elizabeth D. Pittman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being No. 9, Block 8, on the Plan of TYNE MEADE, SECTION III, of record in Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Beginning on the Southerly margin of Hemingway Drive at the corner of Lot Nos. 9 and 10; Thence, with said drive, Westwardly 151.2 feet to the beginning of a curve; Thence, around said curve in a Southwesterly direction 31.42 feet to the Easterly margin of Arco Drive; Thence, with said drive, Southwardly 200.5 feet to the corner of Lot Nos. 8 and 9; Thence, with the line between Lot Nos. 9, 8 and 7, Eastwardly 192.8 feet to the corner of said Lot Nos. 9 and 10; Thence, with the line between said two Lots, Northwardly 220 feet to the beginning.

Being the same property conveyed to Montgomery Classic Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Fernando Villalta and Maria de Fatima Lima, husband and wife, of record in Instrument No. 20220901-0098635, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022 and recorded on September 01, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION III, as recorded in Plat Book 1424, Page(s) 12-14.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1489, Page 471.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2615 Hemingway Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2025

Montgomery Classic Construction, LLC.

By: _____
Pat Pickens, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Pat Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Montgomery Classis Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of May, 2025.

_____
Notary Public

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026