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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250651314** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of August, 2025.<br><br>Notary Public<br>My Commission Expires: 03/09/27 |

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1308997 DEEDWARR
08/12/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250812-0064233

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Josephine Velazquez Rucquoi and David J. Rucquoi<br>2025 Woodmont Boulevard #109<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117 11 0J 109.00 |

**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, **Robert Newell Pittman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Josephine Velazquez Rucquoi and David J. Rucquoi, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 109, together with the appurtenant interest in the common elements of the HILLMONT CONDOMINIUMS, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040209-0015685, as Re-recorded in Instrument No. 20040212-0017074, and as amended recorded in Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Site Plan attaches as Exhibit "C" to the Master Deed.

Being the same property conveyed to Robert Newell Pittman, A Married Man, by Warranty Deed from Craig Michael Smith and Trisha Thompson, tenants in common with rights of survivorship, of record in Instrument No. 20220714-0081006, in the Register's Office of Davidson County, Tennessee, dated July 13, 2022, and recorded on July 14, 2022. Said property has never been the marital residence of Grantor.

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 for the year 2025 and thereafter, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLMONT CONDOMINIUMS of record in Instrument No. 20040209-0015685, as Re-recorded in Instrument No. 20040212-0017074, and as amended recorded in Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Broadband Communications, recorded in Instrument No. 20110930-0075711.

Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.

This is improved property located at 2025 Woodmont Boulevard #109 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 11th day of July, 2025.

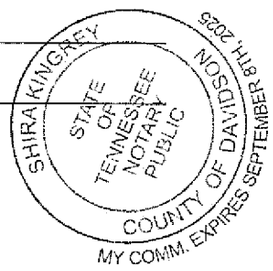
Robert Newell Pittman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Newell Pittman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2025.

Notary Public
My Commission Expires:



# TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 8, 2025.

Affiant Signature

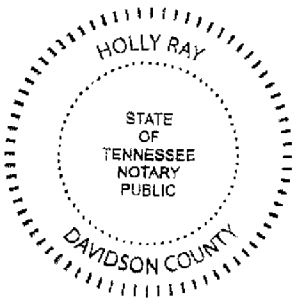
August 12, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2025.




Notary's Signature

My Commission Expires: 03/09/27