This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

Karen Johnson Davidson County
Batch# 1315406 DEEDWARR
08/27/2025 01:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250827-0068647

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| MATTHEW RYAN LITT, Trustee<br>ALEXANDRA LITT, Trustee<br>LITT REVOCABLE LIVING TRUST<br>dated June 3, 2025<br>2626 Woodberry Drive<br>Nashville, TN 37214 | Southeast Mortgage of Georgia, Inc.<br>3575 Kroger Blvd., Suite 400<br>Duluth, GA 30096 | 096 05 0 065 00 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

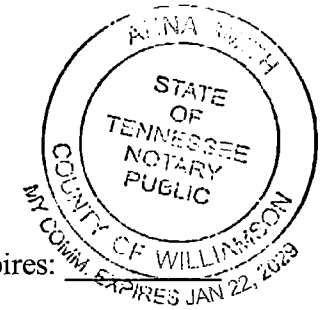
The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

Sworn to and subscribed before me this July 8, 2025.

Notary Public

My Commission Expires:




# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, MATTHEW R. LITT, who is one and the same as MATTHEW RYAN LITT, and ALEXANDRA FRAGNITO, who is one and the same as ALEXANDRA LITT, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MATTHEW RYAN LITT and ALEXANDRA LITT, Trustees of the LITT REVOCABLE LIVING TRUST, dated June 3, 2025, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HANDS this July 8, 2025.

By: _____
MATTHEW R. LITT

_____
ALEXANDRA FRAGNITO

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW R. LITT and ALEXANDRA FRAGNITO, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 8, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

**Exhibit A**

**Property Description**

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 116 and the easterly half of Lot 115 on the Plan of Woodberry Park, as of record in Plat Book 2133, page 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 116 and part of Lot No. 115 fronts 117 feet on the northerly side of Woodberry Drive and extends back 293.1 feet on the easterly line and 280.8 feet, more or less, on the westerly line, to a dead line measuring 117.9 feet thereon.

Being the same property conveyed to MATTHEW R. LITT and ALEXANDRA FRAGNITO, husband and wife, by Warranty Deed of record from CHERYL STEPHENSON, unmarried, in Instrument No. 20200630-0070610, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record, as well as the following:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 096 05 0 065 00.
2. Restrictive Covenants contained in an instrument of record in Book 2297, page 194, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, page 117, 118 and 119, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2626 Woodberry Drive, Nashville, TN 37214.

**Tennessee Certification of Electronic Document**

I, JAMES M. ADCOX III, 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 July 8, 2025 (date of document).

Signature

7/8/2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of July 2025.

Notary Public
My Commission expires: 1/22/2025

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029