Name and Address of New Owner:
Clay ~~Anthanasios~~ Pitsinos
310 Blackman Road, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1343075 DEEDWARR
11/07/2025 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20251107-0089071

Send Tax Bills To:
same as new owner

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square
Ste 220
Franklin, TN 37064

Map & Parcel No: 147 05 0 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John M. Still, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Clay Pitsinos, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of CALDWELL HALL, SECTION ONE (REVISED) of record in Plat Book 2900, Page 57-59, in the Register's Office for Said County.

Said Lot No. 73 fronts 80.0 feet on the Northerly margin of Blackman Road and extends back 158.9 feet on the Easterly line and 160.3 feet on the Westerly line to a deed line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to John M. Still, a Single Man, by Warranty Deed from Michael Rayburn, Trustee of the Alvin D. Rayburn Revocable Living Trust, of record in Instrument No. 20201012-0118392, in the Register's Office of Davidson County, Tennessee, dated October 09, 2020, and recorded on October 12, 2020.

This property more commonly known as 310 Blackman Road, Nashville, TN 37211

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of November, 2025.

_____(SEAL)
John M. Still

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of November, 2025, before me personally appeared John M. Still, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of November, 2025.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

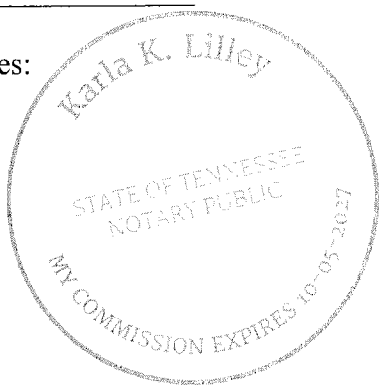
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Martin Still

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of November, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, Yvette Meldrum, 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 November 5, 2025.

Signature
November 5, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 5, 2025

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY