Karen Johnson Davidson County
Batch# 1347069 DEEDWARR
11/17/2025 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20251117-0091474

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

Subscribed and sworn to before me on November 14, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-20-28

File No.: 2025-0586

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Hadeel Abouhasira and Jordan Williams 1252 Payton Lane Gallatin, TN 37066	First Choice Lending 9821 Cogdill Rd. Ste. 2 Knoxville, TN 37932	092-13-0-469.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TIMOTHY LEE PITTMAN, SR. AND KAREN ANNE PITTMAN, TRUSTEES OR THEIR SUCCESSORS IN INTEREST, OF THE PITTMAN REVOCABLE LIVING TRUST U/A MARCH 19, 2020,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **HADEEL ABOUHASIRA AND JORDAN WILLIAMS, WIFE AND HUSBAND,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block 23 on the Plan of Charlotte Park Company's Second Addition to Nashville of record in Plat Book 57, pages 160 and 161, said Register's Office, reference to which is hereby made for a more complete description.

Said part of Lot No. 12, Block 23, fronts 53 feet on the southerly margin of Elkins Avenue and extends back 150 feet on the westerly line and 150 feet on the easterly line to a dead line in the rear, measuring 50.9 feet thereon.

Being the same property conveyed to Tim Pittman and Karen Anne Pittman, husband and wife, by Warranty Deed, dated November 26, 2021, from Beverly Waller McInnes, married, of record as Instrument 20211201-0158627, Register's Office for Davidson County, Tennessee.

Further being the same property that was conveyed unto Timothy Lee Pittman, Sr. and Karen Anne Pittman, Trustees or their successors in interest, of the Pittman Revocable Living Trust U/A March 19, 2020 by Quitclaim Deed dated July 7, 2023, of record as Instrument No. 20230725-0057422, Register's Office of Davidson County, Tennessee.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3723 Elkins Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hands on November 14, 2025.

Grantor:

Pittman Revocable Living Trust U/A March 19, 2020

By: _____
Name: Timothy Lee Pittman, Sr.
Title: Trustee

By: Karen Anne Pittman, Trustee
Name: Karen Anne Pittman
Title: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Timothy Lee Pittman, Sr. and Karen Anne Pittman, Trustees or their successors in interest, of the Pittman Revocable Living Trust U/A March 19, 2020, the within named bargainor, 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 14th day of November, 2025.

_____
Notary Public

My Commission expires: _____

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/14/25. (date of document).

Affiant Signature

11/17/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of NOV., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

