WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360499 DEEDWARR
12/22/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20251222-0101388

W-DTR-25-2925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd Mays	Todd Mays	
(NAME) **2925 Twin Lawn Drive**	(NAME) 302 Buckeye Pl	**096-14-0-107.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN PITCOCK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD MAYS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 763 on the Plan of Cloverhill Subdivision, Section 9, as of record in Plat Book 2331, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danny S. Pitcock and wife, Sandra R. Pitcock by Warranty Deed from Pamela M. Salyers Liggett ET Vir, Van W. Liggett of record in Book 6975, Page 177, Register's Office for Davidson County, Tennessee, dated August 28, 1986 and recorded on September 10, 1986.

The said Danny S. Pitcock died on August 6, 2016, leaving Sandra R. Pitcock the surviving tenant by the entirety. The said Sandra R. Pitcock having since died testate on October 12, 2022. Her interest in the subject property vested at death in her heir at law; Steven Pitcock as evidenced by Affidavits of Hheirship of record in Instrument Nos. 20250324-0021714 and 20250324-0021715, in the Registers Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5194 Page 341, Book 2145, Page 262 and Book 2401, Page 227, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2925 Twin Lawn Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 14th DAY OF OCTOBER, 2025.

Steven Pitcock

Alyssa Miller

Alyssa Miller, spouse of Steven Pitcock, hereby joins in this conveyance and does transfer and convey any and all marital interest Alyssa Miller may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN PITCOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALYSSA MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Kirk Hunnicutt, 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 10/14/25 (date of document).

Affiant Signature

10/14/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14 day of October, 2025.

Notary's Signature

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026

MY COMMISSION EXPIRES: 12-5-26