Karen Johnson Davidson County
Batch# 1361943 DEEDWARR
12/29/2025 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20251229-0102742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$420,000.00** (Four Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 22nd day of December, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/22/2029 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Angela G. Scott 207 Moss Trail Goodlettsville, TN 37072	New Owners	025-16-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT FRANKLIN SMITH AND SPOUSE, MICHAEL ALAN PITTMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANGELA G. SCOTT, A MARRIED PERSON, AS SOLE OWNERSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot 77, Goodlettsville Heights Subdivision, Section Number Two, as shown on plat of record in Plat Book 1424, Pages 120 and 121, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Smith by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United State of America of record in Instrument No. 20110523-0039112 Register's Office for Davidson County, Tennessee, dated April 22, 2011 and recorded on May 23, 2011.

Being the same property conveyed to Robert Franklin Smith and spouse, Michael Alan Pittman by Quit Claim Deed from Robert Franklin Smith of record in Instrument No. 20180510-0044759 Register's Office for Davidson County, Tennessee, dated May 09, 2018 and recorded on May 10, 2018.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **207 MOSS TRAIL** **GOODLETTSVILLE, TN 37072**

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. 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.

LTSR Number: GTE File: 2025067495

WITNESS, this 19th day of December, 2025

Robert Franklin Smith

Michael Alan Pittman

STATE OF NORTH CAROLINA)
COUNTY OF Nash)

On this 19th day of December, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert Franklin Smith and Michael Alan Pittman** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of December, 2025.

Notary Public

Commission Expires: 09/21/2026

MARY L STATON
NOTARY PUBLIC
Edgecombe County
North Carolina
My Commission Expires Sep. 21, 2026

LTSR Number:

GTE File: 2025067495

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 12/22/2025 (date of document).

Affiant Signature

12/22/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22 day of December, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL