Karen Johnson Davidson County
Batch# 1424044 DEEDWARR
05/21/2026 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260521-0046666

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: ~~OCTOBER 25, 2026~~ November 5, 2024
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260168

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Robert Douglas	New Owner	108-08-0-286.00
(NAME)	(NAME)	
705 Sandburg Pl		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY THOUSAND AND NO/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THERESA VICTOR-PITTS, AN UNMARRIED WOMAN, AND MATTHEW I. PITTS, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT DOUGLAS, a single man,** HEREINAFTER CALLED THE GRANTEES, 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 No. 60 on the Plan of Reelfoot Subdivision, Section III, of record in Plat Book 6250, Pages 167 and 168, Register's Office for Davidson County, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Theresa Victor-Pitts and Matthew I. Pitts, wife and husband, by Warranty Deed from M. Andy Conatser of record in Instrument No. 20170417-0036690 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 17, 2017.

Zara Forrest, spouse of Mathew I. Pitts, is not required to sign this document since the property being conveyed is not the marital residence.

unimproved ☐
This is improved ☒ property, known as 705 Sandburg Pl, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 this 18th day of May, 2026.

Theresa Victor-Pitts

Matthew I. Pitts

STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 18th of May, 2026, by Theresa Victor-Pitts, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 18th of May, 2026, by Matthew I. Pitts, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/19/26 (date of document).

Connie Taylor
Affiant Signature

5/19/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY