Karen Johnson Davidson County
Batch# 1427261 DEEDWARR
06/02/2026 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260602-0049566

Name and Address of New Owner:
Justin Michael Pitzer and Julia Carvalho Correa
2319 Fairchild Circle
Nolensville, TN 37135

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26050675

Map and Parcel: 188 10 0C 174.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary A. Harper, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Justin Michael Pitzer and Julia Carvalho Correa, husband and wife**, 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. 174 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 2 of record on plat at Instrument No. 20181217-0122265, 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 Mary A. Harper, an unmarried woman by Warranty Deed filed for record on February 18, 2020 in Instrument No. 20200218-0018120, of the Register's Office in Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of Carothers Crossings of record in Instrument No. 20070627-0076582 and as supplemented in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, Instrument No. 20171002-0100688, Instrument No. 20171002-0100689 and corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697 and as supplemented to annex Phase 3, Section 2 of record in Instrument No. 20190321-0025836 and further supplemented i Instrument No. 20200803-0085638, Instrument No. 20210625-0086747, Instrument No. 20230320-0019922, Instrument No. 20230628-0049250, Instrument No. 20241125-0092077 and Instrument No. Instrument No. 20251003-0078846; Master Deed Restrictions for Carothers Crossings of record in Instrument No. 20070627-0076581 and as amended in Instrument No. 20080515-0049893, Instrument No. 20180125-0008094 and Instrument No. 20250124-0005786; Assignment and Assumption of Declarant's Rights of record in Instrument No. 20171002-0100690; Declaration for Restrictions and Covenants for Storm Water Facilities of record in Instrument No. 20171116-0117787 and 20171116-0117788; HOA Charter of record in Instrument No. 20070307-0027908; By-Laws as set forth on Exhibit "D" of Declaration of Covenants, Conditions and Restrictions of Carothers Crossings of record in Instrument No. 20020627-0076582; Restrictive Covenant for Detached Structure of record in Instrument No. 20190517-0046741; Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826; Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances of record in Instrument of record in Instrument No. 20170321-0027273; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2319 Fairchild Circle, Nolensville, TN 37135

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 my hand this ~~29th~~ 28th MAY day of May, 2026.

Mary A. Harper

State of SOUTH CAROLINA

County of HORRY

Personally appeared before me, Mary A. Harper with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28TH of May, 2026.

Notary Public CHERYL M. CAIL
My Commission Expires: 09/15/2027

CHERYL M CAIL
MY COMMISSION EXPIRES SEPTEMBER 15, 2027
NOTARY PUBLIC
SOUTH CAROLINA

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of May, 2026.

Notary Public
My Commission Expires:

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 5/28/26 (date of document).

Michelle W Kendig
Affiant Signature

5/29/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29TH day of May, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

