WARRANTY DEED

(SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-14-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-DW-0907-C

Karen Johnson Davidson County
Batch# 1461843 DEEDWARR
08/19/2026 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260819-0077022

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Keith Pitman and Tina Lynn Pitman	**Mortgage Research Center, LLC DBA Veterans United Home Loans**	
(NAME)	(NAME)	
907 Joyce Lane	**1400 Forum Boulevard, Suite 18**	**061 03 0 011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Columbia, MO 65203**	
(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,

TERESA LYNN MITCHELL, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AUSTIN KEITH PITMAN AND TINA LYNN PITMAN, HUSBAND AND WIFE,

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. 73 on the Plan of SECTION TWO, GRA-MAR ACRES of record in Plat Book 2133, Page 74, 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 Teresa Lynn Mitchell, unmarried, by Warranty Deed from Ann L. Thomas, unmarried, of record in Instrument No. 20201102-0128051, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020 and recorded on November 02, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO GRA-MAR ACRES, as recorded in Plat Book 2133, Page(s) 74.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2202, Page 222.
* Easement for Water Mains, recorded in Book 2488, Page 343.
* Easement recorded in Instrument No. 20120228-0017172.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **TERESA LYNN MITCHELL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **907 Joyce Lane, Nashville, TN 37216**.

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 August, 2026.

Teresa Lynn Mitchell by John Bishop, attorney in Fact

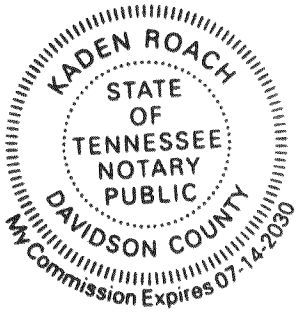
Teresa Lynn Mitchell by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **TERESA LYNN MITCHELL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **TERESA LYNN MITCHELL**.

Witness my hand and official seal this **14th** day of **August, 2026**.

Notary Signature
My Commission Expires: _____



True Copy Certification

I, **Denise Woods,** 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 this the 14 day of August, 2026.

Denise Woods
Affiant Signature
Date 8-14-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-14-2030