FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson
Karen Johnson Davidson County Batch# 1466625 DEEDWARR 09/01/2026 02:02:30 PM 3 pgs Fees: $18.00 Taxes: $1,702.00 20260901-0080789	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,999.00. Caroline Cornett Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/26/2026** Christen T Rabe Notary Public MY COMMISSION EXPIRES: 1/30/27 (AFFIX SEAL)

CHRISTEN T RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Kossler	New owner	**096-14-0-107.00**
2925 Twin Lawn Dr **Nashville, TN 37214-3522**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Todd Mays, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Kossler, an unmarried man** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN 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 Todd Mays by Warranty Deed from Steven Pitcock, recorded on December 22, 2025, of record in Instrument No. 20251222-0101388, in the Register's Office of Davidson County, Tennessee.
**This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

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 Heirship of record in Instrument Nos. 20250324-0021714 and 20250324-0021715, in the Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2925 Twin Lawn Dr, Nashville, TN 37214-3522**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 26th day of August 2026.

Todd Mays

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Todd Mays**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 26th day of August 2026

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/20/29

Certificate of Authenticity

I, Christen Rabe, 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 **August 26, 2026**.

Date

Christen T Rabe

Affiant Signature

8/26/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027