Karen Johnson Davidson County
Batch# 868488 DEEDWARR
06/07/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20220607-0065302

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00 Affiant Subscribed and sworn to before me, this 27th day of May, 2022. Notary Public My Commission Expires: 3.7.23

WARRANTY DEED

Address New Owner: Carmine Boon Grimaldi and Laura Closson Dean 2517 Blair Blvd Nashville, TN 37212	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 104-15-0-027.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLAN PEETZ and MEHGAN PEETZ, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CARMINE BOON GRIMALDI and LAURA CLOSSON DEAN, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 90 on the Plan of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the South of Blair Boulevard and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Allan Peetz and Mehgan Peetz, husband and wife by Warranty deed from E. Regan Stein, as surviving tenants by the entirety of record in Instrument No. 20160802-0079502 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016.

This is improved property commonly known as: **2517 Blair Blvd, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor,

Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2022.

Allan Peetz by JF attorney in fact

ALLAN PEETZ BY JENNIFER S. GHANEM, AS ATTORNEY IN FACT

Mehgan Peetz by JF attorney in fact

MEHGAN PEETZ BY JENNIFER S. GHANEM, AS 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 **JENNIFER S. GHANEM** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ALLAN PEETZ**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

Witness my hand and official seal at office this 27th day of May 2022.

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JENNIFER S. GHANEM** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MEHGAN PEETZ**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of May 2022.

MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Kaz Arbogast,** 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 27th day of May, 2022.

Affiant Signature
Date 05/27/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

