Karen Johnson Davidson County
Batch# 956080 DEEDWARR
12/29/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20221229-0133550

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2022.

Notary Public
My commission expires:
6/23/25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kyle Bransfield **Sarah Pickens**	**Citizens Bank, NA**	**13007004700**
714 Westview Ave	**One Citizens Plaza**	
Nashville, TN 37205	**Providence, RI 02903**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kristen Drewry, now Perelmutter and Jarett Perelmutter, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle Bransfield and Sarah Pickens, married

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. 187-A and the South 50 feet of Lot No. 185-B, on the Plan of Royal Oaks Re-Subdivision, of record in Plat Book 974, Pages 4 & 5, Register's Office for Davidson County, Tennessee, and described according to a survey made by William Parrish, dated December 18, 1967, as follows:

Said Lot No. 187-A and the South 50 feet of Lot No. 185-B front together 150 feet on the Easterly side of West View Avenue and extend back 298.6 feet on the Northerly line and extend back 296.1 feet on the Southerly line to a dead line measuring 150 feet thereon.

Being the same property conveyed to Kristen Drewry and Jarett Perelmutter, wife and husband, by Warranty Deed from Michael Alexander Crabb, III, and Lisa Fikes Crabb, husband and wife, dated October 19, 2018, of record in Instrument No. 20181022-0104701, as corrected by Scrivener's Affidavit of record in Instrument No. 20181130-0116784, as also corrected by Scrivener's Affidavit of record in Instrument No. 20181221-0124198, in the Register's Office for Davidson County, Tennessee. Oath is hereby made the Kristen Drewry is now known as Kristen Drewry Perelmutter.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 714 Westview Ave, Nashville, TN 37205.

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 in 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.

Kris Perelmutter Date: 12/10/22
Kristen Drewry Perelmutter

Jarett Perelmutter by Kris Perelmutter attorney in fact Date: 12/10/22
Jarett Perelmutter, by Kristen Drewry Perelmutter as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kristen Drewry, now Perelmutter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristen Drewry Perelmutter, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Jarett Perelmutter, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book 202212290133549, in said Register's Office.

Witness my hand, at office, this 10th day of December 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark D Heerlein, 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 12/10/22.

Date

Affiant Signature

12/10/22

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10th day of December, 2022.

Notary's Signature
My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY