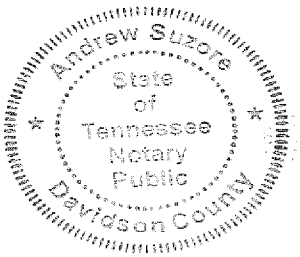
Karen Johnson Davidson County
Batch# 1025650 DEEDWARR
07/12/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230712-0053503



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tommy Pelton and Jan Pelton and TJ Pelton	**TJ Pelton**	**105-07-4O-309.00-CO**
3203 Timberwood Dr	**3203 Timberwood Dr**	
Pearland, TX 77584	**Pearland, TX 77584**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lindsay Dyan Matlow, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tommy Pelton and Jan Pelton, and TJ Pelton, as joint tenants with rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 309 of Segment Condominium, and described in a Declaration of record in Instrument No. 20171113-0116253, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Lindsay Dyan Matlow, an unmarried woman by Warranty deed from Segment, LLC, a Tennessee limited liability company of record in Instrument No. 20191011-0104612 Register's Office for Davidson County, Tennessee, dated October 09, 2019 and recorded on October 11, 2019.

This is improved property known as **1402 Pillow Street #307, Nashville, TN 37203**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 28th day of June, 2023.

Lindsay Dyan Matlow

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lindsay Dyan Matlow, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of June, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Lenders Title Company File No. 23-001087-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 06/28/2023 (date of document).

Affiant Signature

07/12/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

