This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3084-MC

Karen Johnson Davidson County
Batch# 1126794 DEEDWARR
04/25/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20240425-0029743

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,170,000.00.

Affiant

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of April, 2024.

Notary Public
My Commission Expires: 10-4-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Griffin Dunham 1204 Gartland Avenue Nashville, TN 37206	United Wholesale Mortgage, LLC 425 Phillips Boulevard Ewing Township, NJ 08618	083 09 0 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Thomas Pesler and Marianne Renee Pesler, f/k/a Marianne Renee Mayhan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Griffin Dunham, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee, being the Westerly half of Lot No. 2 of Block No. 2 on the plan of B. H. Baileys Subdivision of part of the Allison property as of record in Plat Book 161, Page 73 in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the Southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Matthew Thomas Pesler and Marianne Renee Mayhan, husband and wife, by Quitclaim Deed from Matthew Thomas Pesler, of record in Instrument No. 20200619-0065609, in the Register's Office for Davidson County, Tennessee, dated June 8, 2020 and recorded on June 19, 2020. Further being the same property conveyed to Matthew Thomas Pesler, by Warranty Deed from Rena Rose Pittenger and Margaret Rose Smith and Billie Rose Daniel, of record in Instrument No. 20121018-0095522, in the Register's Office for Davidson County, Tennessee, dated October 11, 2012 and recorded on October 18, 2012.

Marianne Renee Pesler and Marianne Renee Mayhan are one and the same person.

This is ☒ improved or ☐ unimproved property located at: **1204 Gartland Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 22 day of April, 2024.

GRANTOR:

Matthew Thomas Pesler

Marianne Renee Pesler, f/k/a Marianne Renee Mayhan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Matthew Thomas Pesler and Marianne Renee Pesler,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of April, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/24/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/24/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th **day of** April, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

