THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Blvd., Suite 100
[illegible]

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kaila Zarelli and Russell Pentecost	Kaila Zarelli and Russell Pentecost	147 06 0 011.00

Karen Johnson
Batch # 1146119
06/12/2024 08:16:10 AM
Fees: $13.00 Taxes: $2,245.90

Davidson County
DEEDWARR
2 pgs

20240612-0043850

GENERAL WARRANTY DEED

ID IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash id other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Norvet, a single man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kaila Zarelli, unmarried, and Russell Pentecost, unmarried, as joint tenants with right of survivorship,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 219 Garrett Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of SECTION ONE (REVISED), CALDWELL HALL of record in Plat Book 2900, Page 58, 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 William Norvet, by Warranty Deed from Joseph Mack Lambert, III, a married man, of record in Instrument No. 20220426-0047584, in the Register's Office of Davidson County, Tennessee, dated April 18, 2022 and recorded on April 26, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 10th day of June, 2024.

William Norvet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2024, before me personally appeared William Norvet, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $607,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10 day of June, 2024.

Notary Public
My commission expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025