# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176164 DEEDWARR
09/03/2024 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240903-0067297

File #24-PA-2719-O

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Austyn Jablonski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Austyn Jablonski** | **Pinnacle Bank, a Tennessee bank** | |
| (NAME) | (NAME) | **092 02 0K 002.00** |
| **2719 Meharry Boulevard** | **150 3rd Avenue South, Ste 900** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | **Nashville, TN 37201** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CALEB PEART AND REGAN PEART, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AUSTYN JABLONSKI, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit B of HOMES AT 1032 28TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq. of the Tennessee code annotated, under the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1032 28TH AVENUE NORTH of record in Instrument Number 20191112-0116231, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all Easements, Rights and Interest in favor of other unit owners, and all Sewer, Water, Electrical, Telephone, and other Utility Easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on exhibit to said declaration; Together with a percentage interest in the common elements and voting percentage as set forth in exhibit to said declaration.

Being the same property conveyed to Caleb Peart and Regan Peart, Husband and Wife, by Quitclaim Deed from Caleb Peart, Unmarried and Regan Siems (n/k/a Regan Peart), Unmarried, as Tenants in Common with Rights of Survivorship, of record in Instrument No. 20211012-0136845, in the Register's Office of Davidson County, Tennessee, dated October 04, 2021, and recorded on October 12, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191112-0116231.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2719 Meharry Boulevard, Nashville, TN 37208.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 30th day of August, 2024.

Caleb Peart

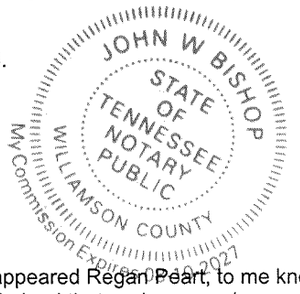
Regan Peart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2024, before me personally appeared Caleb Peart, 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 30th day of August, 2024.

Notary Signature
My commission expires:

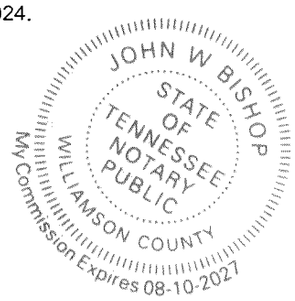



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2024, before me personally appeared Regan Peart, 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 30th day of August, 2024.

Notary Signature
My commission expires:



**True Copy Certification**

I, Pam Autry 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 28 day of August, 2024.

Affiant Signature

Date 8/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027