Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

File Number: 24120692

Subscribed and sworn to before me, this 3rd day of January, 2025.

Notary Public
My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1223093 DEEDWARR
01/03/2025 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250103-0000677

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Teo Lee and Elise Lee	Guaranteed Rate Inc.	173-10-0A-134.00-CO
3432 Turfway Lane	3940 N. Ravenswood Ave	
Antioch, TN 37013	Chicago, IL 60613	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carter T Pelot and wife, Mary Katherine Pelot, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Teo Lee and Elise Lee, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lots 78, as shown on the Map of Phase 2, Section 3, Barnes Bend Estates, RS10 Cluster Lot Subdivision, of record in Instrument No. 20140225-0016132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carter T. Pelot, a single man by Warranty Deed from Donn S. Jobe and Lashawntey A. Jobe, husband and wife of record in Instrument No. 20180521-0048300 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 21, 2018.

Being the same property conveyed to Carter T. Pelot and wife, Mary Katherine Pelot by Quitclaim Deed from Carter T. Pelot, a fifty percent undivided interest of record in Instrument No. 20190408-0031608 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019. Said Quitclaim Deed erroneously misstated Plat Instrument No. 20140225-0015132. The correct Plat is Instrument No. 20140225-0016132.

The address of the herein described property is believed to be 3600 Turfway Court, Antioch, TN 37013, and is shown on all tax records as same, being a comer lot we are advised the mailing address to be 3432 Turfway Lane, Antioch, TN 37013, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the Jegal description herein shall control.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3432 Turfway Lane, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 3rd day of January, 2025.

Carter T Pelot

Mary Katherine Pelot

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carter T Pelot and Mary Katherine Pelot with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 3rd day of January, 2025.

Notary Public at Large
My Commission Expires: 4-15-28

ELISABETH CONNOR
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **January 3, 2025**.

Date

Affiant Signature

1/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025