WARRANTY DEED

Karen Johnson Davidson County
Batch# 1244076 DEEDWARR
03/06/2025 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $14,245.00
20250306-0017086

File No. AP-25-8979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Alpert, Trustee of The Matthew R. Alpert Living Trust dated August 12, 2022	**New Owner**	
(NAME)	(NAME)	117-04-0-019.00
2510 Oakland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Justin Frederick Talerico and Anna Elizabeth Talerico, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew R. Alpert, Trustee of The Matthew R. Alpert Living Trust dated August 12, 2022**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 190 on Belmont Land Co's Plan of Lots called Belmont Heights as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 190 fronts 50.0 feet on the Easterly side of Oakland Avenue and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Justin Frederick Talerico and Anna Elizabeth Talerico, husband and wife by Warranty Deed from LH2 Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220610-0066370 Register's Office for Davidson County, Tennessee, dated June 09, 2022 and recorded on June 10, 2022.

This is property more commonly known as 2510 Oakland Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 6th day of March, 2025.

Justin Frederick Talerico

Anna Elizabeth Talerico

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2025, before me personally appeared Justin Frederick Talerico and Anna Elizabeth Talerico, 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 6th day of March, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

AP Scan Verified

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 6, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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