Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
[illegible] 37215

Warranty Deed

Karen Johnson Davidson County Batch # 1262302 DEEDWARR 04/21/2025 10 32 58 AM 2 pgs Fees $13 00 Taxes $4,384 50 20250421-0029959	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,185,000 00 Affiant Subscribed and sworn to before me, this the 17th day of April, 2025 Notary Public My commission expires.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To:	Map/Parcel Numbers
Kristina Shaffer and Adam Golembeski	NEW OWNER	131-02-2X-001 00-CO
1923 A Warfield Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERESA LYNN PELLETIER FKA TERESA LYNN HATEF-PELLETIER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTINA SHAFFER, A SINGLE WOMAN, AND ADAM GOLEMBESKI, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Unit A of The Homes at 1923 Warfield, a Planned Unit of Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 1923 Warfield, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(6) of record in Instrument Number 201602160014494, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to said units, property, co-owners and tenants of Homes At 1923 Warfield, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160216-0014494 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Valeric D'Alesio, an unmarried woman by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170224-0018798 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on February 24, 2017.

Being the same property conveyed to Valerie Van Vickle and John H Van Vickle, wife and husband by Quitclaim Deed from Valerie Van Vickle f/k/a Valerie D'Alesio, married of record in Instrument No. 20200901-0099366 Register's Office for Davidson County, Tennessee, dated August 26, 2020 and recorded on September 01, 2020.

Being the same property conveyed to Teresa Lynn Hatef-Pelletier by Warranty Deed from Valerie Van Vickle and John H. Van Vickle, Wife and Husband of record in Instrument No. 20230928-0076019 Register's Office for Davidson County, Tennessee, dated September 26, 2023 and recorded on September 28, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1923 A Warfield Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of April, 2025.

Teresa Lynn Pelletier

Teresa Lynn Pelletier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teresa Lynn Pelletier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of April, 2025.

Haylie Hawkins

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON