Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Lenders Title Company File No. 25-002221-524

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

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,393,025 00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2025.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37

Karen Johnson
Batch # 1265292
04/28/2025 10 55 06 AM
Fees $13 00 Taxes $5,154 19

Davidson County
DEEDWARR
2 pgs

20250428-0032393

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Connor Sestak and Alexis Sestak	New Owner	**103-03-0-296.00**
5103B Idaho Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jesse D. Peterson and Jessica Peterson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Connor Sestak and Alexis Sestak, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit.

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

Being Lot No. 2 on the Plan of Cottages of Idaho Subdivision of record in Instrument Number 20130807-0082700, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse D. Peterson unmarried and Jessica Romanowsky** unmarried, as joint tenants with right of survivorship by Warranty Deed from Jeremy Charles Bockman of record in Instrument No. 20140625-0055655 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 25, 2014

**nka Jessica Peterson

This is □ improved □ unimproved property known as **5103B Idaho Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows.

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of April, 2025.

Jesse D Peterson

Jessica Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jesse D. Peterson and Jessica Peterson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of April, 2025.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 25-002221-524

