THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450777**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2025. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 1277229 DEEDWARR
05/23/2025 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20250523-0040881

WARRANTY DEED

Address New Owner: Stephen F. Peluso and Nancy R. Peluso 1722 Beechwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 16 0 218.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stanley P. Jones and wife, Rebekah Jones** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen F. Peluso and Nancy R. Peluso, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 209 on the BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS, as of record in Plat Book 421, Page 34, said Register's Office.

Said part of Lot 209 fronts 50.0 feet on the Northerly side of Beechwood Avenue and runs back 194.1 feet, more or less on the Westerly line and 194.7 feet on the Easterly line to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Stanley P. Jones and wife, Rebekah Jones, by Warranty Deed from Warranty A. Sharp and wife, Diana L.M. Sharp, of record in Instrument No. 20060706-0080611, in the Register's Office of Davidson County, Tennessee, dated June 29, 2006 and recorded on July 06, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 1722 Beechwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2025.

Stanley P. Jones

Rebekah Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stanley P. Jones and Rebekah Jones, 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.

Witness my hand, at office, this 22nd day of May, 2025.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** 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 22 day of May, 2025.

Affiant Signature
Date 5/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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