Karen Johnson Davidson County
Batch# 1279998 DEEDWARR
05/30/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20250530-0042783

WARRANTY DEED

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarett Perelmuter and Brittany May Harper	**Brittany May Harper**	
(NAME) 1019 Noelton Avenue	(NAME) **1019 Noelton Avenue**	118 09 0 037.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) **Nashville, TN 37204**	
(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, **ARNOLD BURGER AND LISAJANE BURGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY MAY HARPER AND JARETT PERELMUTER, AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEES, 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 Easterly 90 feet of Lot No. 4 and the Westerly 20 feet of Lot No. 5 on the Plan of LEONTE SUBDIVISION OF LOT 17, 18, 19 IN THE NOELTON PROEPERTY described in Book 5794, page 697, Register's Office for Davidson County, Tennessee; and further described according to a survey by John Kohl dated August 31, 1983, as follows:

Beginning on the Southerly margin of Noelton Avenue, formerly 5th Street, at a point 423 feet East of the Easterly margin of Granny White Road, said point being 10 feet East of the corner of Lot Nos. 3 and 4; thence Southwardly and parallel with the line between said two lots, 200 feet to the Northerly line of Lot No. 25; thence Eastwardly with said line and with the Northerly line of Lot No. 24, 110 feet; thence 200 feet to the Southerly margin of 5th Street, now Noelton Avenue; thence with same Westwardly 110 feet to the beginning.

Being the same property conveyed to Arnold Burger and LisaJane Burger, husband and wife, by Quitclaim Deed from Arnold Burger and LisaJane Burger (Formerly known as LisaJane Susan Olson), as tenants in common with the Rights of Survivorship, of record in Instrument No. 20180412-0034419, in the Register's Office of Davidson County, Tennessee, dated April 11, 2018 and recorded on April 12, 2018.

Being the same property conveyed to Arnold Burger and LisaJane Susan Olson, as tenants in common with rights of Survivorship, by Warranty Deed from Margaret C. Mazzone, unmarried, of record in Instrument No. 20180201-0010465, in the Register's Office of Davidson County, Tennessee, dated February 01, 2018 and recorded on February 01, 2018.

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

unimproved
This is improved x property, known as 1019 Noelton Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29th day of May, 2025

Arnold Burger by D. Dylan Potter, Attorney in Fact

LisaJane Burger by D. Dylan Potter, Attorney in Fact

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 D. Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Arnold Burger and LisaJane Burger, and that this instrument was executed on behalf of the said Arnold Burger and LisaJane Burger for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. **20250530-0042395**, in the Register's Office for Davidson County, Tennessee

Witness my hand and official seal this 29th day of May, 2025.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES MARCH 3, 2026

M. L. Schodoski

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 **05/30/2025**

Affiant Signature

05/30/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **30th** day of **May**, 20**25**

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY