Name and Address of New Owner:
Domingo A. Carletello
7939 Hooten Hows Road
Nashville, TN 37221

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 128-10-0-049

Karen Johnson Davidson County
Batch# 1311889 DEEDWARR
08/20/2025 08:43:30 AM 7 pgs
Fees: $38.00 Taxes: $647.50
20250820-0066479

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chanda Langston, an unmarried woman, Brandy Langston, a married woman, Elizabeth Langston, an unmarried woman, David Shane Langston, an unmarried man, Wayne Peterson, an unmarried man, Toni Elaine Peterson, an unmarried woman, and Thomas Eugene Peterson, Jr., a married man,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Domingo A. Carletello, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Stacy Square, Section 3 of record in Plat Book 4175, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard Peterson and wife, Virginia Peterson by Warranty deed from C&S Builders, Inc., of record in Book 4525, Page 901, Register's Office for Davidson County, Tennessee, dated August 3, 1971 and recorded on August 3, 1971.

Being the same property conveyed to Howard Peterson and wife, Virginia Peterson, and Pamela Langston, by Quitclaim deed from Howard Peterson and wife, Virginia Peterson, of record in Book 10934, Page 611, Register's Office for Davidson County, Tennessee, dated April 16, 1998 and recorded on May 18, 1998. Said Howard Peterson having since died on January 16, 2000, leaving Virginia Peterson as the surviving tenant by the entirety of their marital interest.

Being the same property conveyed to Virginia Peterson and Pamela J. Langston by Quitclaim deed from Virginia Peterson and Pamela J. Langston, of record in Instrument No. 20060323-0033168, Register's Office for Davidson County, Tennessee, dated March 10, 2006 and recorded on March 23, 2006.

Said Virginia Peterson having since died on March 7, 2016, survived by her children, Pamela Jo Langston and Wayne Peterson. Affidavit of Heirship of record in Instrument No 20250820006647 8, Register's Office for Davidson County, Tennessee, dated August _____, 2025, and recorded August _____, 2025.

Said Pamela J. Langston having since died on December 16, 2024, survived by her children, Chanda Langston, Brandy Langston, Elizabeth Langston, and David Langston. Affidavit of Heirship of record in Instrument No 20250820006647 7 Register's Office for Davidson County, Tennessee, dated August _____, 2025, and recorded August _____, 2025.

Being improved property known as 206 New Sawyer Brown Road, Nashville, Tennessee 37221.

This property is not a marital residence of any Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantors have caused this Warranty Deed to be executed on the 18th day of August, 2025.

Chanda Langston (SEAL)
Chanda Langston

Brandy Langston (SEAL)
Brandy Langston

Elizabeth Langston (SEAL)
Elizabeth Langston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal this 14th day of August, 2025.

Notary Public
My commission expires: 11/28/27

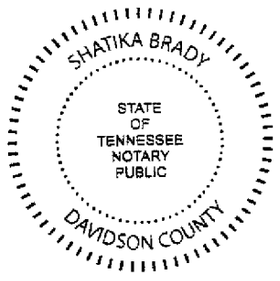
ASHLYNN HENGEMIHLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

David Shane Langston (SEAL)
David Shane Langston

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and seal this 14th day of August, 2025.



Notary Public
My commission expires: 5/8/2029

(signatures to continue on following page)

(SEAL)
Wayne Peterson

STATE OF OHIO
COUNTY OF FRANKLIN

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

Witness my hand and seal this 15th day of August, 2025.

NOTARIAL SEAL
STATE OF OHIO
BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Notary Public
My commission expires: 12-12-2028

(signatures to continue on following page)

Thomas Eugene Peterson, Jr. (SEAL)

STATE OF INDIANA
COUNTY OF TIPPECANOE

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

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

CHRISTINA MORRIS
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0678100
My Commission Expires Mar 8, 2032

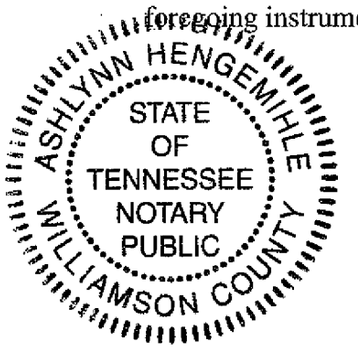
Notary Public
My commission expires:
3/8/2032

(signatures to continue on following page)

Toni Peterson (SEAL)
Toni Elaine Peterson

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 Toni Elaine Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.



Witness my hand and seal this 15th day of August, 2025.

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

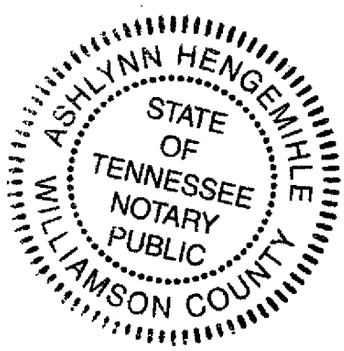
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 18th day of August, 2025.

Notary Public
My commission expires: 11/28/27



File No. GNT-25-4147

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8-15-25.

Affiant Signature 8-18-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of August, 2025.

Notary Signature

My Commission Expires: 5-9-26

