This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24719-DJ

Karen Johnson Davidson County
Batch# 1329892 DEEDWARR
10/03/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $5,846.00
20251003-0078965

STATE OF TENNESSEE
COUNTY OF Maury

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

The actual consideration or value, whichever is greater, for this transfer is $1,580,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2025.

Notary Public
My Commission Expires: 2/27/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Franklin Anthony Bontempo III and Bonnie Van Etten Bontempo 2600 West Linden Ave Nashville TN 37212	New Owners	104-15-0-125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Seph Kestner and Hannah Kestner, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Franklin Anthony Bontempo III and Bonnie Van Etten Bontempo, husband and wife** hereinafter called the Grantee(s), 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 westerly 25 feet of Lot No. 4 and the easterly 50 feet of Lot No. 5 on the map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 4 and 5 front together 75 feet on the northerly side of West Linden, formerly Sunset, Avenue and extend back between lines 161.5 feet, more or less, to a dead line.

Being the same property conveyed to Seph Kestner and Hannah Kestner, husband and wife by Warranty Deed from Colin J. Carnahan, Trustee of the Colin J. Carnahan Revocable Living Trust Agreement, dated August 20, 2019, recorded August 22, 2019, of record in Instrument No. 20190822-0084255, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2600 West Linden Avenue, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 30th day of September, 2025.

GRANTOR:

Seph Kestner

Hannah Kestner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seph Kestner and Hannah Kestner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/3/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 1, 2025.

J. Carlton Drumwright

October 1, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 1, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY