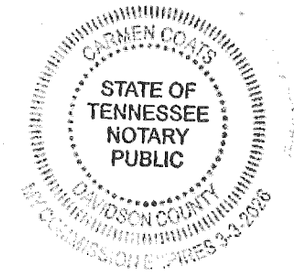
Karen Johnson Davidson County
Batch# 1335352 DEEDWARR
10/17/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251017-0082875

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 15th day of October, 2025. Carmen Coats Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter Connerth	New Owner(s)	082-07-0-167.00
P.O. Box 159184		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INVENT COMMUNITIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER CONNERTH, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 64 on the Plan of East Nashville Real Estate Company's Plan to Lots of record in Plat Book 57, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, as further Described according to Survey made by CESO, Inc., Dated November 13, 2017, last revised January 9, 2018 as Follows:

Beginning at a found 5/8 inch Diameter iron rebar with no cap, Being the Northwest Corner of the Thomas Ward Property (Tax Map 82-7 Parcel 167) as recorded in Instrument No. 20110610-0044486 in the Register's Office of Davidson County, Tennessee (R.O.D.C.) Common Corner with Meridian Properties, LLC Property (Tax Map 82-7 Parcel 167) as Recorded in Instrument No. 20151217-0127005 (R.O.D.C.) and in the Southerly Right-of-way of Arrington Street;

Thence, with said Right-of-Way, South 82 Degrees 18 Minutes 59 Seconds East, a Distance of 50.13 Feet to a found 1/2 Inch rebar, common corner with the Crystal Conyers Property (Tax Map 82-7 Parcel 166) as recorded in Instrument No. 20040614-0069902 (R.O.D.C.);

Thence Leaving said Right-of-Way with the Dividing Line of the Ward/Conyers Property, South 7 Degrees 24 Minutes 22 Seconds West, a Distance of 176.00 Feet to a set 5/8 Inch iron rebar with CESO, Inc. cap in the Northerly Right-of-Way of Ally No. 331;

Thence with the said Right-of-Way, North 82 Degrees 15 Minutes 25 Seconds West, a Distance of 50.13 Feet to a found 5/8 Inch iron rebar with no cap, common corner with the aforementioned Meridian Partners, LLC Property;

Thence leaving said Right-of-way with the Dividing Line of the Ward/Meridian Property North 7 Degrees 24 Minutes 22 Seconds East, a Distance of 175.95 Feet back to the Point of Beginning. Parcel Containing 8,822.20 Sq.Ft. (+/-) and/or 0.20 Acres (+/-)

Being the same property conveyed to Invent Communities, Inc. by Warranty Deed from Meridian Partners, LLC of record in Instrument No. 20220829-0097172 Register's Office for Davidson County, Tennessee, dated August 26, 2022 and recorded on August 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 308 Arrington Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of October, 2025.

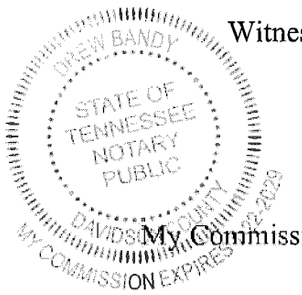
Invent Communities, Inc., a Tennessee corporation

By: _____
James H. Pfeffer, President

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 James H. Pfeffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Invent Communities, Inc., a Tennessee corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

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



_____
Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 15. 2025.

Affiant Signature

17th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

