Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1268

Karen Johnson Davidson County
Batch# 1343037 DEEDWARR
11/07/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $4,606.50
20251107-0089013

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tom Horesh and Melissa Horesh, husband and wife**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William H. Tuttle and Cruse N. Tuttle, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the South half of Lot No. 105, on the Map of Kenner-Manor Land Company's 2nd Subdivision of the Kenner Tract, as shown on plat of record in Plat Book 421, page 100, in the Register's Office for Davidson County, Tennessee. Said part of said Lot No. 105 Fronts 50 feet on the east side of Woodmont Avenue or Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Grand Capital Investment, LLC by Warranty deed from Ila A Woody, unmarried of record in Instrument No. 20041105-0133809 Register's Office for Davidson County, Tennessee, dated 11/1/2004 and recorded on 11/5/2004.

Being the same property conveyed to Tom Horesh and Melissa Horesh, husband and wife by Quitclaim deed from Grand Capital Investment, LLC of record in Instrument No. 20121017-0094995 Register's Office for Davidson County, Tennessee, dated 10/12/2012 and recorded on 10/17/2012.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 162 Woodmont Boulevard, Nashville, TN 37205.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| William H. Tuttle<br>Cruse N. Tuttle<br>162 Woodmont Boulevard<br>Nashville, TN 37205 | NBKC Bank<br>8320 Ward Parkway<br>Kansas City, MO 64114 | 116-04-0-017.00 |

**WITNESS THE EXECUTION HEREOF** this 6th day of November, 2025.

**Tom Horesh**

**Melissa Horesh**

**State of North Carolina )**
**County of** Buncombe **)**

WARRANTY DEED
162 Woodmont Boulevard, Nashville, TN 37205

On this 6th day of November, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tom Horesh and Melissa Horesh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Alan J. Rosenthal

My Commission Expires: 08-09-2027

ALAN J ROSENTHAL
Notary Public - North Carolina
Buncombe County
My Commission Expires Aug 9, 2027

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,245,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of November, 2025.

Notary Public

My Commission Expires: 11-22-2025

ERIN HASELTINE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-22-2025

Certificate of Authenticity

I, Natalie McKee, 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 November 7, 2025.

Affiant Signature

11/7/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7 day of November, 2025.

Notary's Signature

My Commission Expires: 11.22.2025

Notary's Seal

ERIN HASELTINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-22-2025

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-162