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

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

39-B
File #25-1279

Karen Johnson Davidson County
Batch# 1347416 DEEDWARR
11/18/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20251118-0091539

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 **Nedra Joye Finney and Nanci R. Solomon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher R Pelton and Elissa Rainer Pelton, 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 Lot No. 205 on the Plan of Section II, Harpeth Valley Park, as of record in Book 3700, page 129, Register's Office for said County.

Said lot fronts 90 feet on the Northeasterly side of Harpeth Knoll Road, and extends back 164.1 feet on the Southeasterly side, 172.7 feet on the Northwesterly side, to a dead line in the rear and measures 112.7 feet thereon.

Being the same property conveyed to Ned C. Solomon and wife, Dorothy A. Solomon by Warranty Deed from Proctor Homes, Inc of record in Book 4309, Page 313, Register's Office for Davidson County, Tennessee, dated February 7, 1969 and recorded on February 10, 1969. Said Ned Conwell Solomon predeceased Dorothy A. Solomon on April 24, 2018 leaving her as the surviving tenant by the entireties and the sole owner of this property. Dorothy A. Solomon died on September 8, 2024, her Last Will and Testament duly entered of record in Case No. 24P-2467, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Nedra Joye Finney and Nanci R. Solomon, as tenants in common by Warranty Deed from Nedra Joye Finney as executor of the Estate of Dorothy Allen Solomon of record in Instrument No. 20250922-0075304 Register's Office for Davidson County, Tennessee, dated August 24, 2025 and recorded on September 22, 2025. The subject property has not been the residence of the Grantors or Grantors spouse or issue.

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: 758 Harpeth Knoll Road, Nashville, TN 37221.

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:
Elissa Rainer Pelton
Christopher R. Pelton
758 Harpeth Knoll Road
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
USAA
10750 McDermott Freeway
San Antonio, TX 78288

TAX MAP-PARCEL #:
142-14-0-078.00

WITNESS THE EXECUTION HEREOF this 13th day of November, 2025.

Nedra Joye Finney

Nedra Joye Finney

State of Tennessee)
County of Davidson)

On this 13th 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 Nedra Joye Finney, 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

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

Nanci R. Solomon

Nanci R. Solomon

State of Tennessee)
County of Davidson)

On this 13th 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 Nanci R. Solomon, 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

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~565,000.00~~ PK 555,000.00

Affiant

Sworn and subscribed before me on this the 13th day of November, 2025.

Notary Public

My Commission Expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Certificate of Authenticity

I, Pam Autry, 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 13, 2025**.

Date

Affiant Signature

November 13, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **November**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)