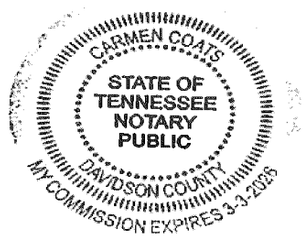
Karen Johnson Davidson County
Batch# 1355913 DEEDWARR
12/10/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251210-0098048

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of December, 2025. 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:
Jerry Pentecost	New Owner(s)	072-11-0-499-00 & 072-11-0-198.00
902 Saunders Avenue		
Madison, TN 37115		

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, **EUGENE ALDERSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY PENTECOST, A MARRIED MAN**, 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:

Property 1:

Land in Davidson County, Tennessee, being Lot No. 1B, on the plan of Zone Lot Division, S. W. Eastes Subdivision, of record in Book 6200, Page 275, Register's Office of Davidson County, Tennessee. Said Lot No. 1B fronts 28.3 feet more or less, on the southerly margin of Otay Street and Extends Back 177.0 feet on the westerly line and 177.0 feet on the easterly line to a dead line in the rear measuring 28.03 feet more or less thereon.

Being the same property conveyed to Eugene Alderson by Deed from Jack F. Kemp, Secretary of Housing and Urban Development dated March 27, 1989 in Book 7803, Page 766, Register's Office of Davidson County, Tennessee.

Property 2:

Land in Davidson County, Tennessee, being Lot No. 1A, on the plan of Zone Lot Division, S. W. Eastes Subdivision, of record in Book 6200, Page 275, Register's Office of Davidson County, Tennessee. Said Lot No. 1A fronts 28.3 feet more or less, on the southerly margin of Otay Street and Extends Back 177.0 feet on the westerly line and 177.0 feet on the easterly line to a dead line in the rear measuring 28.03 feet more or less thereon.

Being the same property conveyed to Eugene Alderson by Deed from Jack F. Kemp, Secretary of Housing and Urban Development dated March 27, 1989 in Book 7803, Page 757, Register's Office of Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 1422A & 1422B Otay Street, Nashville, TN 37216, 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 2nd day of December, 2025.

Eugene Alderson

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 Eugene Alderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
JUNE 11, 2028
DAVIDSON COUNTY

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 December 2. 2025.

Affiant Signature

9th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028