WARRANTY DEED

Karen Johnson Davidson County
Batch# 1387763 DEEDWARR
03/03/2026 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20260303-0016864

G-ORE-26-0339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

B. Coury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Chinnery and Rebeca Bell	Mutual of Omaha Mortgage Inc	
(NAME) **339 Chesterfield Avenue**	(NAME) 1 East 22nd St Suite 401	**104-10-0-073.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Lombard IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER PETROUSKE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK CHINNERY AND REBECA BELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 34 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Plat Book 332, Page 124, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 60 feet on the westerly side of Chesterfield Avenue and extends back westerly between lines 192.2 feet on the easterly line of the property conveyed to the State of Tennessee, of record in Book 4730, Page 48, said Register's Office, and 167.4 feet on the northerly line to a point in the eastern line being near the rear line of the property described herein and measures 67.3 feet thereon.

Being the same property conveyed to Wesley W. Petrouske, II and wife, Jennifer B. Petrouske by Special Warranty deed from Third National Bank in Nashville of record in Book 8375, page 276, Register's Office for Davidson County, Tennessee, dated June 14, 1991 and recorded on June 17, 1991.

Being the same property conveyed to Jennifer Petrouske by Quitclaim deed from Wesley Petrouske aka Wesley Petrouske, II of record in Instrument No. 20100701-0051832 Register's Office for Davidson County, Tennessee, dated July 07, 2006 and recorded on July 01, 2010. Corrective Quitclaim Deed recorded simultaneously herewith of record in Instrument No. 202603030016863, Register's Office for Davidson County, Tennessee.

Wesley Petrouskey aka Wesley Petrouske, II joins in the execution of this Warranty Deed to convey any and all interest that he may have in the above described property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 124 and 125, Register's Office for Davidson County, Tennessee.
- Deed of record in Book 4730, Page 48, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **339 Chesterfield Avenue, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 27 DAY OF FEBRUARY, 2026.

Jennifer Petrouske

Wesley Petrouske aka Wesley Petrouske, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER PETROUSKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2026.

Notary Public
My Commission Expires: 03/16/2028
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2028
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY PETROUSKE aka WESLEY PETROUSKE, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2026.

Notary Public
My Commission Expires: 01/22/2029
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 February 27, 2026.

Signature
February 27, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 27, 2026

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY