WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 1-4-27

Karen Johnson Davidson County
Batch# 1395511 DEEDWARR
03/20/2026 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $13,597.50
20260320-0022468

File #26-TC-1507-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

KATHRYN JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Holly Jacobson Peterson, Trustee of The Holly Peterson Living Trust dated March 2, 2021	**NEW OWNER**	
(NAME)	(NAME)	**105 13 0 114.00**
1514 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

1507 ELMWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HOLLY JACOBSON PETERSON, TRUSTEE OF THE HOLLY PETERSON LIVING TRUST DATED MARCH 2, 2021,

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 the westerly half of Lot No. 76 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to 1507 Elmwood LLC, by Warranty Deed from Ryan Andrew Haley, Trustee of the Tchamanian-Haley Living Trust, of record in Instrument No. 20240627-0048426, in the Register's Office of Davidson County, Tennessee, dated June 20, 2024 and recorded on June 27, 2024.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Company's Plan of Lots, called Belmont Heights, as recorded in Plat Book 421, Page(s) 34.
* Any loss, penalties, or forfeiture/divestiture of title for failure to comply with the provisions of the Foreign Ownership of Real Property Act codified at TCA 66/2/301 et seq., as amended.
* Limitations and conditions imposed by law on the ownership of land by a foreign government.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20241017-0080646.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1507 Elmwood Avenue, Nashville, TN 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 20th day of March, 2026.

1507 Elmwood, LLC, a Tennessee Limited Liability Company

By:_____
Jarett Perelmutter, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Jarett Perelmutter, Sole Member of 1507 Elmwood, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 1507 Elmwood, LLC, the within named bargainor, a Limited Liability Company, and that such Jarett Perelmutter, Sole Member of 1507 Elmwood, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 20th day of March, 2026.

C. Loy Carney
Notary Signature

Printed Name:_____

My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Natalie A- 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 March 20, 2026.

Affiant Signature

3/20/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20 day of March, 2026.

Notary's Signature

My Commission Expires: 4-27

Notary's Seal

KATHRYN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-1507