Karen Johnson Davidson County
Batch# 1397379 DEEDWARR
03/25/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260325-0023693

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 26-CD-041

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dallas Brown and Tal Benatar	Dallas Brown and Tal Benatar	114-15-0A-005.00-CO
(NAME) 208 Cedar Place Row	(NAME) 208 Cedar Place Row	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty Thousand And No/100 Dollars ($540,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MATTHEW CUSTODERO AND SAMANTHA CUSTODERO, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DALLAS BROWN AND TAL BENATAR, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of Cedar Place Community, a Planned Unit Development (With Private Elements), as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cedar Place Community, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140918-0085685, amended in Instrument No. 20141008-0093372, corrected by Scrivener's Affidavit of record in Instrument No. 20141112-0104513, further amended in Instrument No. 20141027-0098636, and in Instrument No. 20150319-0023886, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew Custodero, single man by Warranty Deed from Jordan David Williams and Hilary H. Williams, husband and wife of record in Instrument No. 20201216-0148796 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 16, 2020.

unimproved ☐
This is improved ☒ property, known as 208 Cedar Place Row, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 17 day of March 2026.

Matthew Custodero

Samantha Custodero

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17 day of March 2026, before me personally appeared Matthew Custodero and Samantha Custodero to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 17 day of March 2026.

Commission Expires: _____

LEIGH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Notary Public

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 3/25/2026 (date of document).

Affiant Signature

3/25/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

