Karen Johnson Davidson County
Batch# 1403663 DEEDWARR
04/09/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $8,639.50
20260409-0028771



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,335,000.00

Affiant

Subscribed and sworn to before me, this 3 day of April, 2026.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Kyle Franklin **Kate O'Connor**		**117120A00100**
3510 Richards St	**1624 Ordway Place**	
Nashville, TN 37215	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jarett Perelmutter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle Franklin and Kate O'Connor, husband and wife

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 1 as shown on the Plan of Homes at 3510 Richards Street appended as Exhibit B to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Homes at 3510 Richards Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220228-0022421, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Jarett Perelmutter, an unmarried man, by Warranty Deed from Patsy Cliett Mitchell, an unmarried woman, dated April 25, 2023, of record in Instrument No. 20230427-0031030, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Restrictions of record in Instrument No. 20251229-0103053, said Register's Office.

The following Jugdment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of recod prior to issuance of their policy or proof that the borrower is not one and the same personagainst whom said Judgment was filed: Judgment entered on June 16, 2017, against Katherine O'Connor, in favor of Harpeth Financial Services, LLC, for $1,368.71, Docket No. 17GC9823, General Sessions Court, Davidson County, Tennessee, of record in Instrument No. 20220429-0050220 said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3510 Richards St, Nashville, TN 37215.

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 in 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.

_____ Date: 4/1/2026
Jarett Perelmutter

STATE OF Texas

COUNTY OF Collin

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

Witness my hand, at office, this 1st day of April, 2026.

MELODY HIRSCH
Notary ID #135532380
My Commission Expires
September 12, 2029

_____
NOTARY PUBLIC

My Commission Expires: 09/12/29

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 4/8/2026 (date of document).

Affiant Signature

4/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

