Karen Johnson Davidson County
Batch# 1409899 DEEDWARR
04/22/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260422-0033404

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 11th day of April, 2026.

Notary Public
My commission expires: _____

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

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:
Paul T Bellantoni	**Pinnacle Bank, a Tennessee**	**072142T00100CO**
1300B Chester Ave	21 Platform Way S.	
Nashville, TN 37206	Suite 2300 Nashville TN 37203	

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,

Cindy Hocutt, unmarried

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

Paul T Bellantoni, unmarried

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 1300A, Plan of Homes at 1300 Chester Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 1300 Chester Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170015437, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cindy Hocutt, a single woman, by Warranty Deed from Williams Capital Investments, LLC, an Alabama limited liability company, dated January 23, 2018, of record in Instrument No. 20180125-0008027, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 1300B Chester Ave, Nashville, TN 37206.

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.

Cindy Hocutt Date: 4/16/26

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cindy Hocutt, 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 16th day of April 2026.

NOTARY PUBLIC

My Commission Expires: 5/5/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, _____, 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

4/11/26
Date

_____
Affiant Signature

4/11/26
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 11th day of April, 2026

_____
Notary's Signature
My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029