39B

20261120R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00. Affiant Subscribed and sworn to before me, this the 13th day of May, 2026. Notary Public My commission expires: 7/4/24

Karen Johnson
Batch # 1420852
05/14/2026 02:42:00 PM
Fees: $13.00 Taxes: $5,920.00
Davidson County
DEEDWARR
2 pgs
20260514-0043576

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Amy Chomsky and Don Chomsky	**New OWNER**	**104-16-0-385.00**
1511 Elmwood Avenue		
Nashville, TN 37212		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Wertz, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Don Chomsky and Amy Chomsky, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 75 on the Plan of Belmont Land Company's Plan called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 75 fronts 50.0 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188.0 feet to an alley.

Being the same property conveyed to Matthew Stewart Wertz by Warranty deed from Susan M. Sparks, Trustee of The Susan M. Sparks Revocable Living Trust, Susan M. Sparks of record in Instrument No. 20080918-0095400 Register's Office for Davidson County, Tennessee, dated September 10, 2008 and recorded on September 18, 2008.

Anne Wertz, spouse of Matthew Wertz, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (___) property known as 1511 Elmwood Avenue, Nashville, TN 37212.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 13th day of May, 2026:

Matthew Stewart Wertz

Anne Wertz

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Matthew Stewart Wertz and Anne Wertz, 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 the 13th day of May, 2026.

My Commission Expires: 7/25/29

Notary Public

