Karen Johnson Davidson County
Batch# 1426827 DEEDWARR
06/01/2026 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20260601-0048965

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554372

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $649,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2026.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/19/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edwin Colton Alter and Matthew Alter 64 Twin Street Nashville TN 37209	New Owner	Tax Parcel ID No. 091-13-0-535.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher P. Marchetti and Clare Marchetti, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Edwin Colton Alter and Matthew Alter, joint tenants with full rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 132, as shown on the map entitled Plan of West Nashville Heights, of record in Plat Book 332, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER P. MARCHETTI AND CLARE MARCHETTI, HUSBAND AND WIFE, by deed from CHRIS MARCHETTI, of record in Instrument No. 20190502-0040680, dated April 29, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 091-13-0-535.00.

Matters shown on the Plan of record in Plat Book 332, page 127, said Register's Office.

This is improved property located at 64 Twin Street Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2026.

Christopher P. Marchetti

Clare Marchetti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher P. Marchetti and Clare Marchetti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2026.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____

True Copy Certification

I, Kristen Jacoby, 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 is a true and correct copy of the original document executed and authenticated according to law on May 29, 2026.

Kristen Jacoby
Signature

Date: 5/29/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 29 day of May, 2026.

Kim Murray
Notary Public

My commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEAL