THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1429606 DEEDWARR
06/09/2026 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20260609-0051710

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hannah Truitt and Kelsey Payne Truitt 111 32nd Avenue So. Nashville TN 37212	Same as New Owner	104 06 0 192.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John P. Levy, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kelsey Truitt and Hannah Truitt, husband and wife.** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 111 32nd Avenue South, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 14 on the Plan of the Bransford Realty Company's West End Avenue Place of Record in Plat Book 332, Page 15, in the Register's Office for Davidson County, Tennessee, to Which Plan Reference is Hereby Made for a More Complete Description of the Property.

Being the same property conveyed to John P. Levy, unmarried, by Quitclaim Deed from John P. Levy, unmarried, and Rebecca J. Brace, unmarried, who acquired title as Tenants in Common dated January 14, 2022, and recorded March 4, 2022, of record in Instrument No. 20220304-0025216, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John P. Levy, unmarried and Rebecca J. Brace, unmarried, as Tenants in Common, by Warranty Deed from Kent Marcus, unmarried dated June 28, 2013, and recorded July 3, 2013, of record in Instrument No. 20130703-0068998, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 111 32nd Avenue South, Nashville, TN 37212.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of June, 2026.

John P. Levy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2026, before me personally appeared John P. Levy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $975,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of June, 2026.

Notary Public
My commission expires: 6/30/26

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 6/3/26.

Date

Affiant Signature

6/5/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of June, 2026.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

