Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1429960 DEEDWARR
06/09/2026 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260609-0052212

39-B
File #26-1156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Luke Belch and Jamie Peggs Belch, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samantha Wary, an unmarried woman, and Neil Gallagher, an unmarried man, as tenants in common with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled D.M. Mincy's Addition to Flatrock, of record in Book 547, page 24, 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 Stephen Luke Belch and Jamie Peggs Belch, husband and wife by Warranty Deed from Nathan Harber and Samantha Harber, husband and wife of record in Instrument No. 20201218-0150219, Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 18, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3509 B Sanford Avenue, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Samantha Wary
Neil Gallagher
3509 B Sanford Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
133-06-0-056.00

WITNESS THE EXECUTION HEREOF this 9th day of June, 2026.

Stephen Luke Belch **Jamie Peggs Belch**

State of Tennessee)
County of Davidson)

On this 9th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen Luke Belch and Jamie Peggs Belch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 615,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of June, 2026.

Notary Public

My Commission Expires: _____

ANN CASEY MARTIN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07-02-2029 DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Prophet, 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

6/9/2026.

Date

Affiant Signature

June 9, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of June, 2026.

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-305**