Karen Johnson Davidson County
Batch# 1455951 DEEDWARR
08/05/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20260805-0072176

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Antonio Pera and Rosemary Pera 721 Newberry Road Nashville, TN 37205	NEW OWNER	102-14-0-037

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, **Rachel Fleischer and Matthew Fleischer, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Antonio Pera and Rosemary Pera, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 721 Newberry Road, Nashville, TN 37205, 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. 314 on the Plan of Brook Meade Subdivision, Section IX, of record in Book 2331, Pages 34 and 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 314 fronts 142.9 feet on the Northerly side of Newberry Road and runs back between lines 250.00 feet on the Westerly line and 402.3 feet on the Easterly line to a dead line in the rear on which it measures 209.3 feet.

Being the same property conveyed to Rachel Fleischer and Matthew Fleischer, wife and husband, by Warranty Deed from Harris Properties, LLC, a Tennessee limited liability company, dated March 31, 2022, and recorded April 1, 2022, of record in Instrument No. 20220401-0037856, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 721 Newberry Road, Nashville, TN 37205.

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, **Grantors**, hereunto set by hands and seals this 31st day of July, 2026.

Rachel Fleischer

Matthew Fleischer

STATE OF FLORIDA
COUNTY OF Palm Beach

On this 31st day of July, 2026, before me personally appeared **Rachel Fleischer and Matthew Fleischer**, 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 31st day of July, 2026.

Notary Signature Jeannette Grenier
My commission expires: Dec. 1. 2027

JEANNETTE GRENIER
Notary Public - State of Florida
Commission # HH 463207
My Comm. Expires Dec 1, 2027
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $2,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda Allen
AFFIANT

Sworn to and subscribed before me this 4TH day of AUGUST, 2026.

Carmen Coats
Notary Public
My commission expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 8-4-26

Affiant Signature

5th day of August, 2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028