Karen Johnson Davidson County
Batch# 1456762 DEEDWARR
08/10/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260810-0073432

WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/13/28

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Houston	New owner	
(NAME)	(NAME)	
1621 14th Ave		081-11-0-384.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Brent Edward Mather, Trustee of The Brent Edward Mather Family Trust dated August 26, 2021, and Susan LaColla, Trustee of The Susan LaColla Family Trust dated August 26, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Houston, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of McGavock, Wetmore, and others Second Addition to Nashville of record in Plat Book 21, Page 41, 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 Northerly one-half of Lot 276 fronts 50 feet on the Southerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallet lines, 170 feet to an alley.

Being the same property conveyed to Brent E. Mather and Sue Lacolla, husband and wife by Warranty Deed from Kiera Nicole Lee, unmarried of record in Instrument No. 20181031-0107770 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on October 31, 2018.

Being the same property conveyed to (a) Brent Edward Mather, Trustee, or any successors in trust, under The Brent Edward Mather Family Trust dated August 26, 2021 and any amendments thereto, as to an undivided one-half (1/2) interest and (b) Susan Lacolla, Trustee, or any successors in trust, Under The Susan Lacolla Family Trust dated August 26, 2021 and any amendments thereto, as to an undivided one-half (1/2) interest, as tenants in common by Warranty Deed from Brent E. Mather, and Sue Lacolla, husband and wife of record in Instrument No. 20211015-0139187 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on October 15, 2021 and Affidavit of Trust recorded on October 15, 2021, in Instrument No. 202110515-0139185 and Affidavit of Trust recorded on October 15, 2021, in Instrument No. 20211015-0139186.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 1621 14th Avenue N, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES

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 GRANTEES, 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 hand this 3rd day of August, 2026.

The Brent Edward Mather Family Trust dated August 26, 2021

By: Brent Edward Mather Trustee
Brent Edward Mather, Trustee

The Susan LaColla Family Trust dated August 26, 2021

By: Susan LaColla, Trustee
Susan LaColla, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brent Edward Mather, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of The Brent Edward Mather Family Trust dated August 26, 2021, and is authorized by The Brent Edward Mather Family Trust dated August 26, 2021, to execute this instrument on behalf of The Brent Edward Mather Family Trust dated August 26, 2021.

Witness my hand, at office, this 3rd day of Aug., 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan LaColla, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of The Susan LaColla Family Trust dated August 26, 2021, and is authorized by The Susan LaColla Family Trust dated August 26, 2021, to execute this instrument on behalf of The Susan LaColla Family Trust dated August 26, 2021.

Witness my hand, at office, this 3rd day of August, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 8/3/2024.

Affiant Signature – Joshua A. Terry

8/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/6/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27