This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 576472 **DEEDWARR**
02/24/2021 12:33:03 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210224-0022994

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of February, 2021.

Notary Public
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

# WARRANTY DEED

Address of New Owner:
Matthew M. Eldredge
9001 Ristau Drive
Antioch, TN 37013

Send Tax Bill to:
New Owner

Tax Information:
182-06-0A 379.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ADAM L. PETERSON AND JESSIKA PETERSON, MARRIED, AS TENANTS BY THE ENTIRETY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW ELDREDGE AND ASHLEY ELDREDGE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 316, on the plan of Final Plat, Old Hickory Hills, Phase III, Section II, according to plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Adam L. Peterson and Jessika Peterson, married, as tenants by the entirety, by deed dated 03/27/2015, from The Secretary of Veterans Affairs, of record in Instrument No. 20150507-0041698, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 9001 Ristau Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AP JP

Witness my hand this the 22nd day of February, 2021.

Adam L. Peterson

Jessika Peterson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam L. Peterson and Jessika Peterson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2021.

My commission expires: 9-6-22

Notary Public

