Karen Johnson Davidson County
Batch# 632050 DEEDQC
05/10/2021 10:35:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210510-0062277

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 KENNETH JOE PETERSON, AFFIANT Subscribed and sworn to before me, this 5TH day of February 2021. Notary Public My Commission Expires: Nov. 6, 2024

RACHEL KNOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Tax Information:
SUSAN ANN PETERSON 1164 Fitzpatrick Road Nashville, TN 37214	New Owner	Map and Parcel No. 108-04-0A-107.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kenneth Joe Peterson** ("Grantor") do hereby quitclaim, transfer and convey unto **Susan Ann Peterson** ("Grantee") all of my rights, title and interest in certain real property in Davidson County, Tennessee, identified below and more particularly described as:

Improved property known as **1164 Fitzpatrick Road, Nashville, TN 37214**, and more fully and particularly described as follows:

> Being Lot No 54 on the plan of Villages of Larchwood, Section IV-A, Phase II, as of record in Plat Book 7900, page 104, Register's Office for Davidson County, Tennessee. Being the same property of record in Instrument No. 2000096098, said Register's Office.
>
> Being the same property conveyed by Executor's Deed from Kenneth Joe Peterson, as Executor of the Last Will and Testament of Betty Doris Peterson,

to Kenneth Joe Peterson and Susan Ann Peterson of record as Instrument No. 20210510-0102270 Register's Office of Davidson County.

The property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

FURTHER AFFIANT SAYETH NOT.

KENNETH JOE PETERSON, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rachel Knott, Notary Public of the state and county aforesaid, **KENNETH JOE PETERSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 5TH day of February 2021.

Rachel Knott
Notary Public

My Commission Expires: Nov. 6, 2024

RACHEL KNOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KENNETH JOE PETERSON, GRANTOR