THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **235,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July, 2021

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 698704 **DEEDWARR**
08/17/2021 09:47:09 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20210817-0110852

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Petersen	new owner	MAP
803 Hillview Heights Unit 208	911 Kensington Pl	PARCEL 105-14-0I-039.00-CO
Nashville, TN 37204	Petaluma, CA 94954	
(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, **Big Red Properties, LLC, a Tennessee Limited Liability Co**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Michele Petersen, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit 39, Studio 1 Lofts Condominium as established under Declaration of record in Instrument No. 201140715-0062248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Particular description of said unit.

Being the same property conveyed to Chelsea Eager, a single woman by Warranty deed from Adam Moore, unmarried of record in Instrument No. 20160907-0093947 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 07, 2016.

Being the same property conveyed to Big Red Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Chelsea Eager, married of record in Instrument No. 20200304-0023895 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 04, 2020.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **803 Hillview Heights Unit 208, Nashville, TN 37204.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 the 27 day of July, 2021.

Big Red Properties, LLC, a Tennessee Limited Liability Co

BY: _____

ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared R. L. Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized agent of the maker, **Big Red Properties, LLC, a Tennessee Limited Liability Co**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 27 day of July, 2021.

My Commission expires 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON