Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0533

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson
MD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 725082 DEEDWARR
09/28/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210928-0129948

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bardo Scharff Petersen 409 High Point Terrace Brentwood, TN 37027	New Owner	181-10-0D-002.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert Sexton and Heather Sexton, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bardo Scharff Petersen, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Jackson Valley Subdivision, Section One, of record in Instrument Number 20070808-0094664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert Sexton and Heather Sexton, husband and wife, by Warranty Deed from Jackson Valley Land Partners, LLC, dated 7/11/2014 and recorded 7/16/2014 in Instrument Number 20140716-0062907, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 409 High Point Terrace, Brentwood, TN 37027.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of September, 2021.

Robert Sexton

Heather Sexton

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Sexton and Heather Sexton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, Kentucky this 15 day of September, 2021.

Kurtis Wood
Notary Public, ID No. 628611
State at Large, Kentucky
My Commission Expires on Aug. 7, 2023

Notary Public
My Commission Expires: August 7, 2023

(Notary Seal)

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 9/16/21.

Affiant Signature

9/24/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/24/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON