Karen Johnson Davidson County
Batch# 808834 DEEDWARR
02/22/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220222-0019660

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Joseph Peterson 2502 Trevecca Avenue Nashville, TN 37206	New Owner	072-13-0-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trevecca Avenue Holdings LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Peterson, Unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Trevecca Avenue Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Paul D. Hussey, unmarried of record in Instrument No. 20180705-0064892 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on July 05, 2018.

This conveyance is subject to: (1) all conditions, covenants, easements, restrictions & planning documents of record not stated herein; (2) real property taxes for 2020, a lien now considered delinquent; (3) real property taxes for 2021, a lien now due & payable, not yet deliqnuent, and (4) all subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 2502 Trevecca Avenue Nashville, Tennessee 37206.
(Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of February, 2022.

Trevecca Avenue Holdings LLC, a Texas Limited Liability Company

By: _____, Mgr (SEAL)
Taylor Perkins, Manager/Authorized Signer

STATE OF Maine
COUNTY OF York

Before me, Barbara J. Batson of the state and county mentioned, personally appeared Taylor Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager/Authorized Signer of Trevecca Avenue Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Taylor Perkins as such Manager/Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager/Authorized Signer.

Witness my hand and seal, at office in York, ME, this 4th day of February, 2022.

Barbara J. Batson
Notary Signature

Barbara J. Batson NOTARY PUBLIC Exp. 1/13/2028 STATE OF MAINE

Printed Name:_____

My commission expires:_____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hadley Rogers
(Affiant)

Sworn to and subscribed before me this 9 day of February, 2022.

Notary Public
My commission expires: 10/23/2023

RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. 2021-872

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Feb 4, 2022.

Hadley Roper
Affiant Signature

02/04/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 02/04/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal