Karen Johnson Davidson County
Batch# 812744 DEEDWARR
03/01/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220301-0022794

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2022. Notary Public My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jordan Stone and Jordan Yates	CapStar Bank	091-06-0-461.00
5607 B Louisiana Avenue	2002 Richard Jones Rd, Suite 300A	
Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Eric J. Peters and Jessica L. Peters, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jordan Stone, a single man, and Jordan Yates, a single woman, as joint tenants with rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1516 of Block 23, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, 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 the same property conveyed to Eric J. Peters and Jessica L. Peters, husband and wife by Warranty deed from Potter Brothers Construction LLC, a Tennessee limited liability company of record in Instrument No. 20180504-0043071 Register's Office for Davidson County, Tennessee.

This is improved property known as **5607 B Louisiana Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of February, 2022.

Eric J Peters by Michael Brandon Blair his Attorney in Fact

Eric J. Peters, by Michael Brandon Blair, his Attorney in Fact

Jessica L Peters by Michael Brandon Blair her Attorney in Fact

Jessica L. Peters, by Michael Brandon Blair, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael Brandon Blair, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Eric J. Peters and Jessica L. Peters and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Eric J. Peters and Jessica L. Peters.

Witness my hand and official seal this 15th day of February, 2022.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 22-000439-524

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/17/2022 ____ (date of document).

Affiant Signature

02/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025