Karen Johnson Davidson County
Batch# 932365 DEEDWARR
10/21/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20221021-0114679

# WARRANTY DEED

PETERSON-H22262

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF October, 2022.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMM. EXPIRES 10/21/2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Kelsey Peterson and Ryan Peterson, wife and husband | FirstBank, ISAOA/ATIMA | 026.07-0-190.00 |
| 111 Digby Court | 318 Seaboard Lane #205 | |
| Goodlettsville, TN 37072 | Franklin, TN 37067 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JENNIFER C. BROWN, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KELSEY PETERSON AND RYAN PETERSON, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 302 on the plan of WINDOR GREEN, PHASE II, SECTION III, as shown by plat of record in Plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer C. Brown, a single woman by deed from Lesley Wiley Sinks and William Ryan Sinks, wife and husband of record in Book 201606060056476, recorded on 06/06/2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property known as 111 Digby Court, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 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.

Witness my/our hand(s) this 20th day of October, 2022 :

Jennifer C. Brown

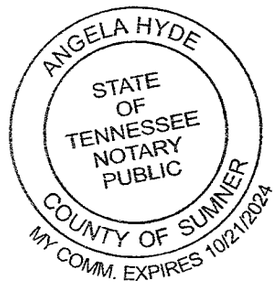
STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named JENNIFER C. BROWN, A SINGLE WOMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville TN, this 20th day of October, 2022.

Notary Public

My Commission Expires: 10/21/24



**Tennessee Certification of Electronic Document**

I, Linzy Lehn, 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 10/20/2022 (date of document).

Affiant Signature

10/21/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of October, 2022.

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/21/24