WARRANTY DEED

Karen Johnson Davidson County
Batch# 934077 DEEDWARR
10/27/2022 10:18:18 AM 2 pgs
Fees: $13.00 Taxes: $1,403.32
20221027-0116304

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. DH-22-3482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 9-6-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter T. Janssen, Trustee of Peter T Janssen Trust dated July 2, 2019 and Nena S. Janssen, Trustee of Nena S Janssen Trust dated July 2, 2019	NEW OWNER	
(NAME) 1041 Petway Avenue	(NAME) 100 FRUIT ST.	083-01-0-246.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) PERU, IL 61354	
(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, I/we, **Luke D. Cressman and Chelsea M. Cressman, f/k/a Chelsea M. White, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter T. Janssen, Trustee of the Peter T Janssen Trust dated July 2, 2019 and Nena S. Janssen, Trustee of the Nena S Janssen Trust dated July 2, 2019**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 10 on the Plan of Petway's Subdivision of Lot No. 7 of the Hobson Land of record in Plat Book 2, Page 42, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 50 feet on the Northerly side of Petway Avenue and runs back between parallel lines, 246 feet, more or less, to an alley.

Being the same property conveyed to Luke D. Cressman and Chelsea M. White, as joint tenants by Warranty deed from Elijah P. Williamson and Breanna Williamson, husband and wife of record in Instrument No. 20170920-0096265 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 2017. Luke D. Cressman and Chelsea M. White subsequently married and Chelsea M. White is now known as Chelsea M. Cressman.

This is property more commonly known as 1041 Petway Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of October, 2022.

Luke D. Cressman

Chelsea M. Cressman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2022, before me personally appeared Luke D. Cressman and Chelsea M. Cressman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024