Karen Johnson Davidson County
Batch# 961757 DEEDWARR
01/17/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20230117-0003786

STATE OF ~~NEBRASKA~~ TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

(AFFIX SEAL)

George Ziadeh
State of Tennessee Notary Public
Williamson County

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-05310

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amy Bartolome and JDB Properties, LLC, a Nebraska Limited Liability Company, as tenants in common 1345 Bell Road, Unit 405 Antioch, TN 37013-6718	Amy Bartolome 9550 Hollow Tree Dr. Lincoln, NE 68512	162-12-0B-096-00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregg R. Peterson, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amy Bartolome and JDB Properties, LLC, a Nebraska Limited Liability Company, as tenants in common**, hereinafter called the Grantees, their successors 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 Unit No. 9D, of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20020911-0110959, as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Gregg R. Peterson by Warranty deed from Shanelle A. Clarke, unmarried of record in Instrument No. 20070511-0056870 Register's Office for Davidson County, Tennessee, dated May 09, 2007 and recorded on May 11, 2007. (Value of consideration shown in aforementioned deed $146,000.00.).

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1345 Bell Road, Unit 405, Antioch, TN 37013-6718

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of January, 2023

Gregg R. Peterson

STATE OF NEBRASKA

COUNTY OF LANCASTER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregg R. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at LINCOLN, Nebraska, this 13 day of JANUARY, 2023

A Maria Svoboda

Notary Public

My Commission Expires: May 7 2026

GENERAL NOTARY - State of Nebraska
A MARIA SVOBODA
My Comm. Exp. May 7, 2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Shelly M. Walling *(custodian's name)*, 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 January 13, 2023 *(date of document)*.

Shelly M Walling — Custodian's Signature

1/17/2023 — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of January, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County