Karen Johnson Davidson County
Batch# 983587 DEEDWARR
03/23/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20230323-0021046

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 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.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-05636

Address of New Owner:	Send Tax Bills to:	Tax Information:
Berryhill Vui RE, LLC PO Box 43581 Birmingham, AL 35243	New Owner	118-11-0-064

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, **Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, dated June 8, 2006 and amended and restated October 27, 2022**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Berryhill Vui RE, LLC, a Tennessee limited liability company**, 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 Lot No.1, Block "D", as shown on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, to which plan reference is hereby made for more accurate description of said lot.

Being a portion of the same property conveyed to Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006, by Warranty Deed from Jacqueline M. Peters, of record in Instrument No. 20070910-0108644, in the Register's Office for Davidson County, Tennessee, dated August 29, 2007, and recorded on September 10, 2007. Benjamin J. Peters, Jr. died on May 25th, 2005. The said Clara J. Peters and Jacqueline M. Peters are one and the same person.

Being the same property conveyed to Benjamin J. Peters and wife, Clara J. Peters, by Warranty Deed from Myrtle R. Matthewson, unmarried, of record in Book 7568, Page 216, in the Register's Office for Davidson County, Tennessee, dated June 7, 1988, and recorded on June 9, 1988.

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: **2832 Bransford Ave., Nashville, TN 37204**

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 21st day of March, 2023

Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, dated June 8, 2006 and amended and restated October 27, 2022

BY: Jacqueline M. Peters, Trustee
Jacqueline M. Peters, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, dated June 8, 2006 and amended and restated October 27, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 21 day of March, 2023.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

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

I, Stephen Sisco *(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 March 21, 2023 *(date of document)*.

Custodian's Signature — 03/21/2023 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/12/2025

