Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood TN 37027

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-1955

Karen Johnson Davidson County
Batch# 1008681 **DEEDWARR**
05/30/2023 10 06 15 AM 2 pgs
Fees, $13 00 Taxes $1,073 00

20230530-0040393

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of May, 2023

Notary Public

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 27, 2025

Commission Expires. _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Peters 4846 Bevendean Drive Nashville, TN 37211	New Owner	161-09-0A-074.00-CO

WARRANTY DEED

FOR AND IN 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,

Rachel M. Tran, a married woman and Melanie Tran, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Peters, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. C-6 as set forth in the Master Deed Establishing Brighton Village, Phase 5, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No 20080117-0005582, amended by First Amendment to Master Deed of record in Instrument No 20080808-0081965, in the Register's Office for Davidson County, Tennessee, said units also being shown as part of Exhibit "A" to said First Amendment to the Master Deed.

Being the same property conveyed to Jessie Cook, a single woman by Warranty Deed from Rebecca Pugh, an unmarried woman of record in Instrument No 20150730-0075245 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on July 30, 2015.

Being the same property conveyed to Rachel M. Tran and Melanie Tran, as tenants in common with right of survivorship by Warranty Deed from Jessie Cook, a single woman of record in Instrument No. 20210714-0094607, Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 14, 2021.

Rachel M Tran warrants that this property is not the marital residence of her spouse and is not subject to any marital interests therein

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4846 Bevendean Drive, #6, Nashville, TN 37211

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 so 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.

Dated this the 30th day of May, 2023.

Rachel M. Tran

Melanie Tran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2023, before me personally appeared Rachel M. Tran and Melanie Tran, 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 26th day of May, 2023.

Notary Signature
My commission expires: 2/17/27

