Karen Johnson Davidson County
Batch# 1009364 DEEDWARR
05/31/2023 12:15:30 PM 9 pgs
Fees: $48.00 Taxes: $7,215.00
20230531-0040996

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of May, 2023.

(Affix Seal) Notary Public

My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

2023-04-800
THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
4366 Chickering Ln RE LLC 4366 Chickering Lane Nashville, TN 37215	4366 Chickering Ln. RE LLC 3773 Howard Hughes Parkway Las Vegas, NV 89169	Map/Parcel 144-10-0-007.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marguerite M. Peterseim, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **4366 Chickering Ln RE LLC, a Nevada Limited Liability Company**, hereinafter called the GRANTEE, its successors 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. 6 as shown on the Plan of Resubdivision of Lots 1 thru 9 on the Plan of Chickering Estates, Section 1, of record in Plat Book 2900, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M. Lee Peterseim, and wife, Marguerite M. Peterseim by Warranty Deed from Charles M. Skibo and wife, Sherron J. Skibo of record in Book 5152, page 564, Register's Office for Davidson County, Tennessee, dated May 25, 1977 and recorded on May 27, 1977. The said M. Lee Peterseim, a/k/a Martin Lee Peterseim, died on September 24, 2022, leaving his wife, Marguerite M. Peterseim, as the surviving tenant by the entirety.

This Instrument is executed on behalf of Marguerite M. Peterseim ("Principal") by David Scott Peterseim pursuant to the Power of Attorney of record in Instrument Number 20230525-0039425 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4366 Chickering Lane, Nashville, TN 37215 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 15th day of May, 2023:

Marguerite M. Peterseim by David Scott Peterseim, her attorney-in-fact

Marguerite M. Peterseim by David Scott Peterseim, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, personally appeared David Scott Peterseim, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marguerite M. Peterseim, and who acknowledged that he executed the same as the free act and deed of David Scott Peterseim.

Witness my hand, at office, this 15th day of May, 2023.

Notary Signature
My commission expires:



WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-36799-DS

Karen Johnson Davidson County
Batch# 1007472 POA
05/25/2023 10:28:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230525-0039425

This Instrument is prepared by PK Bramlett 615-390-9983 P.O. Box 150734, Nashville, TN 37215

DURABLE GENERAL POWER OF ATTORNEY OF MARGUERITE M. PETERSEIM 4366 CHICKERING LANE NASHVILLE, TENNESSEE 37215

KNOW ALL MEN BY THESE PRESENTS, that I, **MARGUERITE M. PETERSEIM,** do hereby make, constitute and appoint **DAVID SCOTT PETERSEIM** (Telephone Number: [redacted] as my true and lawful attorney-in-fact for me and in my name, place and stead, and on my behalf, and for my use and benefit, to act as follows:

I. To have and perform all the duties outlined in *Tennessee Code Annotated Sections 34-6-108 and 109*, and specifically, to act as follows:

Without diminution or restriction of the powers vested in the attorney in fact, by law or elsewhere in the instrument, and subject to all other provisions of the instrument, the attorney in fact, without the necessity of procuring any judicial authorization, or approval, shall be vested with and in the application of the attorney in fact's best judgment and discretion on behalf of the principal shall be authorized to exercise the powers specifically enumerated in this section (*Tennessee Code Annotated Section 34-6-109*):

(1) Generally do, sign or perform in the principal's name, place and stead any act, deed, matter or thing whatsoever, that ought to be done, signed or performed, or that, in the opinion of the attorney in fact, ought to be done, signed or performed in and about the premises, of every nature and kind whatsoever, to all intents and purposes whatsoever, as fully and effectually as the principal could do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred here;

(2) Receive from or disburse to any source whatever moneys through checking or savings or other accounts or otherwise, endorse, sign and issue checks, withdrawal receipts or any other instrument, and open or close any accounts in the principal's name alone or jointly with any other person;

(3) Buy, sell, lease, alter, maintain, pledge or in any way deal with real and personal property and sign each instrument necessary or advisable to complete any real or personal property transaction, including, but not limited to, contracts, deeds, deeds of trust, closing statements, options, notes and bills of sale;

(4) Make, sign and file each income, gift, property or any other tax return or declaration required by the United States or any state, county, municipality or other legally constituted authority;

(5) Acquire, maintain, cancel or in any manner deal with any policy of life, accident, disability, hospitalization, medical or casualty insurance, and prosecute each claim for benefits due under any policy;

(6) Provide for the support and protection of the principal, or of the principal's spouse, or

MMP

of any minor child of the principal or of the principal's spouse dependent upon the principal, including, without limitation, provision for food, lodging, housing, medical services, recreation and travel;

(7) Have free and private access to any safe deposit box in the principal's individual name, alone or with others, in any bank, including authority to have it drilled, with full right to deposit and withdraw from the safe deposit box or to give full discharge for the safe deposit box;

(8) Receive and give receipt for any money or other obligation due or to become due to the principal from the United States, or any agency or subdivision of the United States, and to act as representative payee for any payment to which the principal may be entitled, and effect redemption of any bond or other security in which the United States, or any agency or subdivision of the United States, is the obligor or payor, and give full discharge therefor;

(9) Contract for or employ agents, accountants, advisors, attorneys and others for services in connection with the performance by the principal's attorney in fact of any powers in this section;

(10) Buy United States government bonds redeemable at par in payment of any United States estate taxes imposed at principal's death;

(11) Borrow money for any of the purposes described in this section, and secure the borrowings in the manner the principal's attorney in fact deems appropriate, and use any credit card held in the principal's name for any of the purposes described in this section;

(12) Establish, utilize, and terminate checking and savings accounts, money market accounts and agency accounts with financial institutions of all kinds, including securities brokers and corporate fiduciaries;

(13) Invest or reinvest each item of money or other property and lend money or property upon the terms and conditions and with the security the principal's attorney in fact may deem appropriate, or renew, extend, or modify loans, all in accordance with the fiduciary standards of § 35-3-117;

(14) Engage in and transact any and all lawful business of whatever nature or kind for the principal and in the principal's name, whether as partner, joint adventurer, stockholder, or in any other manner or form, and vote any stock or enter voting trusts;

(15) Pay dues to any club or organization to which the principal belongs, and make charitable contributions in fulfillment of any charitable pledge made by the principal;

(16) Transfer any property owned by the principal to any revocable trust created by the principal with provisions for the principal's care and support;

(17) Sue, defend or compromise suits and legal actions, and employ counsel in connection with the suits and legal actions, including the power to seek a declaratory judgment interpreting this power of attorney, or a mandatory injunction requiring compliance with the instructions of the principal's attorney in fact, or actual and punitive damages against any person failing or refusing to follow the instructions of the principal's attorney in fact;

(18) Reimburse the attorney in fact or others for all reasonable costs and expenses actually incurred and paid by that person on behalf of the principal;

MMP

(19) Create, contribute to, borrow from and otherwise deal with an employee benefit plan or individual retirement account for the principal's benefit, select any payment option under any employee benefit plan or individual retirement account in which the principal is a participant or change options the principal has selected, make "roll-overs" of plan benefits into other retirement plans, and apply for and receive payments and benefits; **(20)** Execute other power of attorney forms on behalf of the principal that may be required by the internal revenue service, financial or brokerage institutions, or others, naming the attorney in fact under this section as attorney in fact for the principal on such additional forms;
(21) Request, receive and review any information, verbal or written, regarding the principal's personal affairs or the principal's physical or mental health, including legal, medical and hospital records, execute any releases or other documents that may be required in order to obtain that information, and disclose that information to persons, organizations, firms or corporations the principal's attorney in fact deems appropriate; **(22)** Make advance arrangements for the principal's funeral and burial, including the purchase of a burial plot and marker, if the principal has not already done so; and **(23)** Access any catalogue of electronic communications sent or received by the principal, and any other digital asset in which the principal has a right or interest, pursuant to the Revised Uniform Fiduciary Access to Digital Assets Act, compiled in title 35, chapter 8. For purposes of this subdivision (23), "catalogue of electronic communications" and "digital asset" have the same meaning as defined in the Revised Uniform Fiduciary Access to Digital Assets Act;

II. To execute, acknowledge and deliver any and all contracts, deeds, leases, assignments, extensions of mortgage, satisfactions of mortgage, releases of mortgage, subordination agreements, and any other related instruments or agreements affecting any and all property presently owned by me or hereinafter acquired by me, and wherever located, which my attorney-in-fact may deem necessary or advantageous for my interests.

III. To have and perform all the duties outlined in *Tennessee Code Annotated Sections 34-6-110*, and specifically, to act as follows:

To have the power and authority to make gifts, in any amount, of any of the principal's property, to any individuals, or to organizations described in §§ 170(c) and 2522(a) of the Internal Revenue Code (26 U.S.C. §§ 170 and 2522), or corresponding future provisions of the federal tax law, or both, in accordance with the principal's personal history of making or joining in the making of lifetime gifts. This section shall not in any way limit the right or power of any principal, by express words in the power of attorney or other writing, to authorize, or limit the authority of, any attorney-in-fact or other agent to make gifts of the principal's property.

My attorney in fact, in making the above gifts, shall take into consideration the value and nature of my assets, my foreseeable obligations and maintenance needs, my existing estate plan, and the gift and estate tax effects of such gifts.

MMP

IV. I hereby empower my attorney in fact to access my digital accounts on my behalf, pursuant to *Tennessee Code Annotated Sections 35-8-102, et seq.*

V. To perform all those things which shall be expedient or necessary for the conduct of my affairs, as fully as I could do if personally present, hereby ratifying and confirming whatever my attorney-in-fact shall do or cause to be done in my behalf.

VI. This instrument shall be construed and interpreted as a general power of attorney. The enumeration of specific items, rights, acts or powers as set out above shall not limit or restrict said attorney-in-fact, and is not to be construed or interpreted as limiting or restricting the general powers herein granted.

VII. The rights, powers and authority of my attorney-in-fact granted in this instrument shall commence and be in full force and effect on the date of execution of this instrument, and such rights, powers and authority shall remain in full force and effect thereafter until I give notice in writing that such power is terminated.

VIII. This Power of Attorney is durable and shall not be affected by subsequent disability, incompetency or incapacity of the undersigned principal, but shall remain in full force and effect even though the principal becomes physically or mentally disabled.

I, MARGUERITE M. PETERSEIM, do make, publish and declare this instrument of writing to be my Durable General Power of Attorney, hereby revoking any and all other Powers of Attorney made by me at any time.

DATED this 22nd day of August, **2022.**

Marguerite M Peterseim

MARGUERITE M. PETERSEIM
SOCIAL SECURITY # xxx-xx-3112

202305310040935

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority in and for the aforesaid State and County, **MERGUERITE M. PETERSEIM,** personally known to me as the person described above, and who before me voluntarily executed the foregoing Durable General Power of Attorney.

SWORN TO AND SUBSCRIBED BEFORE ME, this 26th day of August, **2022.**

PK Bramlett

NOTARY PUBLIC

PAUL KENT BRAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires:

202305250039425
202305310040996

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 AUGUST 24, 2022.

Date

Affiant Signature

5/25/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of MAY, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/15/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/15/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 **day of** May, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM