WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011242 DEEDWARR
06/05/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20230605-0042501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File No.: RES-23-5008-MR

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maryanne Rieder	Legacy Home Loans dba Steadfast Mortgage	147 15 0 083.00 & 147 15 0 084.00
(NAME)	(NAME)	
5008 Lewisdale Court Nashville, TN 37211 & 0 Lewisdale Court Nashville, TN 37211	1036 Stearman Drive, Suite 6 White House, TN 37188	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JONERIC PETTERSSON AND ADRIENNE PETTERSSON, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARYANNE RIEDER, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Parcel No. 147 15 0 084.00

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 525 as shown on the plan of Whispering Hills, Section II-C, of record in Book 2663, Pages 66 & 67, in the Register's Office for Davidson County, Tennessee.

The said northerly one-half of said Lot 525 fronts 33.5 feet on the easterly line of Lewisdale Court and measures 75.0 feet on each rear or East line, 330.1 feet on its North line, 338.2 feet on its South line.

Parcel No. 147 15 0 083.00

Land in Davidson County, Tennessee, being Lot No. 524 on the plan of Whispering Hills, Section II-C, of record in Book 2663, Pages 66 & 67, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 524 fronts 67 feet on the southeasterly side of Lewisdale Court and runs back 302.3 feet on the Northwesterly line and 330.1 feet on the Southeasterly line to a dead line which is a broken line on which it measures 142 feet.

Being the same property conveyed to JonEric Pettersson and wife, Adrienne Pettersson, from CML Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated March 17, 2010, recorded March 24, 2010, in Instrument No. 20100324-0021994, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5008 Lewisdale Court, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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(s) this 5th day of June, 2023.

JonEric Pettersson

Adrienne Pettersson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2023, before me personally appeared JonEric Pettersson and Adrienne Pettersson, 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 5th day of June, 2023.

Notary Signature
My commission expires: 3/6/27

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of June, 2023.

Affiant Signature
Date 6-5-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON