Name and Address of New Owner:
Christopher Nathan and Amy Nathan
69 Jones Circle
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1014485 DEEDWARR
06/13/2023 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20230613-0044991

Send Tax Bills To:
Mortgage Investors Group
8320 E. Walker Springs Ln., Ste. 200
Knoxville, TN 37923

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 044-11-0-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul Petersen, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Nathan and Amy J. Nathan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain parcel of real estate located in Davidson County, the State of Tennessee, and being described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 24, River Vista Subdivision, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 118 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Petersen, by Quitclaim Deed dated August 2, 2022 from Sarah Petersen, recorded August 12, 2022 in Instrument No. 20220812-0091989 in the Register's Office.

Being the same property conveyed to Paul Petersen and Sarah Petersen, husband and wife, by Special Warranty Deed dated January 13, 2016 from Fannie Mae aka Federal National Mortgage Association, recorded January 28, 2016 in Instrument No. 20160218-0008492 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of June, 2023.

(SEAL)
Paul Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2023, before me personally appeared Paul Petersen, 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 12th day of June, 2023.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of June, 2023.

Notary Public
My commission expires: 7/9/24
File No. 2023-6023-DL

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 JUNE 12, 2023.

Tori Cole

Affiant Signature

Date: 6/13/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this JUNE 13, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

