Name and Address of New Owner:
Joel Casey Petersen and Scott Gregory Garrett
1134 Ransom Way
Nashville, TN 37217

Send Tax Statements To:
New Owner
Property Address

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23050691

Map and Parcel: 135 10 0E 063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aston Rhoden and Tara Rhoden, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott G. Garrett, unmarried and Joel Casey Petersen, unmarried, as tenants in common with rights of survivorship**, 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:

Land in Davidson County, Tennessee, and being all of Unit No. 63, Ransom Park Villas, a Planned Unit Development, according to Master Deed of Ransom Park Villas, recorded in Instrument Number 20130711-0072001 and amended in Instrument Number 20130719-0074970, Instrument Number 20140703-0058673, 20150619-0058800,and as further amended in Instrument Number 20160811-0083641, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Aston Rhoden and Tara Rhoden, husband and wife by Warranty Deed filed for record on November 25, 2020 in Instrument Number 20201125-0138278, of the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1019407 DEEDWARR
06/27/2023 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20230627-0048774

This is improved property known as: 1134 Ransom Way, Nashville, TN 37217

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 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 assigns, 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.

WITNESS our hand this 9th day of June, 2023.

Aston Rhoden

Tara Rhoden

State of Tennessee

County of Rutherford

Personally appeared before me, Aston Rhoden and Tara Rhoden with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th of June, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $284,900.00.

Affiant Signature

Subscribed and sworn to before me, this 9th day of June, 2023.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 6/9/23.

Date

Affiant Signature

6/9/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of June, 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026