Karen Johnson Davidson County
Batch# 1023707 DEEDWARR
07/07/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230707-0052107

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2023.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

07-NSH23-06138

Address of New Owner:	Send Tax Bills to:	Tax Information:
Johan Fredrik Cassel Pegelow and Amanda Cassel Pegelow 4068 Magnolia Farms Dr Hermitage, TN 37076	Fortefi, LLC 2050 Lowes Drive Clarksville, TN 37040	086 13 0A 062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sean Baker, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Johan Fredrik Cassel Pegelow and Amanda Cassel Pegelow**, **huaband and wife,** hereinafter called the Grantees, their successors 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, being Lot No. 62 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 3, of record in Instrument No. 20190912-0092500 and Surveyor's Certificate of Correction recorded in Instrument No. 20201009-0117859, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sean Baker, a Single Man, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200803-0085084, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020, and recorded on August 03, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **4068 Magnolia Farms Dr, Hermitage, TN 37076**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of July, 2023

Sean Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sean Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, ~~Tennessee~~, this 6th day of July, 2023.

Notary Public

My Commission Expires: 04.14.25



CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 7/6/2023.

Jennifer A Hoffman

AFFIANT

DATE: 7/7/2023

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 7th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024