WARRANTY DEED

Karen Johnson Davidson County
Batch# 1033442 DEEDWARR
08/02/2023 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20230802-0059560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-6480-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Regine Owens	NEW OWNER	094-12-0A-205.00-CO
(NAME)	(NAME)	
1540 Lebanon Pike		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Nine Thousand And No/100 Dollars ($289,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN L. PETERSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGINE OWENS, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 205 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being a portion of the same property conveyed to 1600 Lebanon Partners, G.P., a Tennessee general partnership by Special Warranty Deed from Somerset Development Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200422-0042304 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 22, 2020.

Being a portion of the same property conveyed to Richard W. Sebastian, Trustee by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033882 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021 and within the same deed the said Richard W. Sebastian, Trustee conveyed his interest in the subject property to 1600 Lebanon Partners, G.P., a Tennessee general partnership.

Being a portion of the same property conveyed to Ontario Partners, Inc., a Tennessee corporation by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033883 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021.

Being the same property conveyed to John L. Peterson, an unmarried man by Warranty deed from Ontario Partners, Inc., a Tennessee corporation of record in Instrument No. 20220908-0100781 Register's Office for Davidson County, Tennessee, dated September 7, 2022 and recorded on September 8, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1540 Lebanon Pike, Nashville, TN 37210-3250
(House No.) (Street) (P.O. Address) (City or Town) (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 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 representatives, 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 hands this 31 day of July, 2023.

John L. Peterson

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John L. Peterson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of July, 2023.

My Commission Expires: Jan 8 2024

Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 7/31/23.

Affiant Signature – Joshua A. Terry

8/1/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON