WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038969 DEEDWARR
08/16/2023 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230816-0063872

File No. DH-23-5040

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa S. Peters and Philip J. Peters	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
751 Cottage Park Drive	1036 Stearman Dr., Ste. 6	060-11-0B-057.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bryn E. Thompson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa S. Peters and Philip J. Peters, wife and husband**, 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:

Land situated in Davidson County, Tennessee, being Unit No. 57, of Cottage Park, a Horizontal Property Regime with Private Elements, as described in the Declaration of Covenants, Conditions and Restrictions for Cottage Park recorded in Instrument No. 20151203-0122006, as amended at Instrument Nos. 20160126-0007567 and 20160928-0102452, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryn E. Thompson, a single person by Warranty deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20171031-0111422 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on October 31, 2017.

This is property more commonly known as 751 Cottage Park Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 15th day of August, 2023.

Bryn E. Thompson by Joshua
L. Hunter, Attorney-In-Fact

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 Joshua L. Hunter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Bryn E. Thompson, and that this instrument was executed on behalf of the said Bryn E. Thompson for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ____202308160063871_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 15th day of August, 2023.

Notary Signature
My commission expires:



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 15 day of August, 2023.

Affiant Signature
Date 8/15/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of August, 2023.

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

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