This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $501,000 00

Affiant

Subscribed and sworn before me this the 31st day of August, 2023

Notary Public
My commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Caleb Petersen 4915 Timberdale Drive Nashville, TN 37211	New Owner	147-05-0 222 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM COLTON CLINE AND KIMBER BALLARD CLINE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CALEB PETERSEN AND HANNAH PETERSEN, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being all of Lot No 70, on the plan of Section Two, Caldwell Country Estates, of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to William Colton Cline, unmarried and Kimber Ballard, unmarried, as joint tenants with rights of survivorship, by deed dated 06/25/2015, from Robert Hollingsworth and Wendy Hollingsworth, husband and wife, of record in Instrument No 20150629-0062413, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 4915 Timberdale Drive, Nashville, TN 37211

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/or assigns, forever Grantors covenant with Grantees that Grantors 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. 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 successors, 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

Karen Johnson Davidson County
Batch# 1045545 **DEEDWARR**
09/01/2023 12 14 19 PM 2 pgs
Fees $13 00 Taxes $1,853 70

20230901-0068820

Witness my hand this the 31st day of August, 2023

William Colton Cline

Kimber Ballard Cline

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Colton Cline and Kimber Ballard Cline, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 31st day of August, 2023

My commission expires 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY