Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057947 DEEDWARR
10/05/2023 10 35 48 AM 2 pgs
Fees $13 00 Taxes $1,513 30

20231005-0078423

File No EM-23-5067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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
Shelby Rathbun		
(NAME)	(NAME)	070-05-0-037 00
2414 Stivers Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	NEW OWNER	
(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, **Jordan B. Peterson, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Rathbun, unmarried**, 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 in Davidson County, Tennessee, being a part of Lot No. 10 on the Plan of Alpine Terrace, as of record in Book 421, Page 131, of the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Easterly margin of Stivers Street 151 feet North of the dividing line between Lots 9 and 10 in the Subdivision; thence with the Easterly margin of Stivers Street Northwardly 85 feet to a point; thence Eastwardly 102 feet to a point in the Westerly margin of Goodrich Street, the same being 172 feet from the common corner of Lots 9 and 10 on Goodrich Street, thence Southwardly with the Westerly margin of Goodrich Street, thence Southwardly with the Westerly margin of Goodrich Street 63 feet to a point thence, Westwardly 99 feet to the point of beginning.

Being the same property conveyed to Jordan B. Peterson, an unmarried man by Warranty deed from Stivers Street Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200529-0055703 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on May 29, 2020.

This is property more commonly known as 2414 Stivers Street, Nashville, TN 37218.

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 3rd day of October, 2023.

Jordan B. Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2023, before me personally appeared Jordan B Peterson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of October, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024