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# 1075064 DEEDWARR
11/27/2023 09:42:50 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00

20231127-0091335

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer Pekar & Megan Pekar	NEW OWNER	
(NAME)	NEW OWNER (NAME)	
183 Forestwood Dr.		103 09 0 005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **MICHAEL PATTERSON AND SAMANTHA PATTERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER PEKAR AND MEGAN PEKAR, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being all of Lot No. 42, on the plan of Hillwood Park, according to plat and survey of same appearing of record in Plat Book 3300, Pages 27 and 28, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Said Lot No. 42 fronts 158.28 feet on the Westerly margin of Forestwood Drive and extends back 252.1 feet on the Northerly line and 201.6 feet on the Southerly line to a dead line in the rear, measuring 208.36 feet thereon.

Being the same property conveyed to Michael Patterson and Samantha Patterson, Husband and Wife, by Warranty Deed from Benjamin M. Terry, Unmarried, of record in Instrument No. 20220715-0081389, in the Register's Office of Davidson County, Tennessee, dated July 14, 2022 and recorded on July 15, 2022.

Being the same property conveyed to Benjamin M. Terry, by Quitclaim Deed from Marianne Smedley, Trustee of the Terry Family Trust, a Testamentary Trust established by the Last Will and Testament of Michael Lee Terry, and Benjamin M. Terry and Elizabeth Terry, individually, as beneficiaries under the said Terry Family Trust, of record in Instrument No. 20200109-0003077, in the Register's Office of Davidson County, Tennessee, dated January 7, 2020 and recorded on January 9, 2020.

Being the same property conveyed to Benjamin M. Terry, by Quitclaim Deed from Elizabeth Terry, of record in Instrument No. 20160525-0052592, in the Register's Office of Davidson County, Tennessee, dated November 25, 2015 and recorded on May 25, 2016.

Being the same property conveyed to Michael L. Terry, by Quitclaim Deed from Julie Ann Campbell, of record in Book 10422, Page 476, in the Register's Office of Davidson County, Tennessee, dated April 4, 1997 and recorded on April 21, 1997. The said Michael L. Terry died on testate on May 7, 2015, devising subject property to the Terry Family Trust. See Probate of record in Docket No. 15P850, in the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Michael L. Terry and wife, Julie Ann Campbell, by Warranty Deed from Robert B. Seedsman and wife, Margaret L. Seedsman, of record in Book 6460, Page 120, in the Register's Office of Davidson County, Tennessee, dated December 20, 1984 and recorded on December 28, 1984. Also see Final Decree of Divorce of record in Docket No. 96D-118, in the Fourth Circuit Court for Davidson County, Tennessee.

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

unimproved _
This is improved x property, known as 183 Forestwood Dr., Nashville, TN 37209
(House Number) (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 my hand this 20 day of November, 2023

Michael L. Patterson

MICHAEL PATTERSON

Samantha Patterson

SAMANTHA PATTERSON

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 Michael Patterson and Samantha Patterson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Dawn Michelle Osborne

Notary Public