Karen Johnson Davidson County
Batch# 1096218 DEEDWARR
01/31/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240131-0006765

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $650,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8 Day of Dec., 2023

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
MasterCap RE, LLC
11856 Foxbriar Lake Trail
Boynton Beach, FL 33473

SEND TAX BILLS TO:
MasterCap RE, LLC
11856 Foxbriar Lake Trail
Boynton Beach, FL 33473

MAP AND PARCEL NUMBER: 11509006200

WARRANTY DEED
23NT01229

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bradford T. Peterson and Spenser R. Peterson, as Trustees of the Bradford and Spenser Peterson Living Trust dated June 28, 2023

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MasterCap RE, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 168 on the Plan of Section Eight, West Meade Estates, of record in Plat Book 3700, page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bradford T. Peterson and Spenser R. Peterson, as Trustees of the Bradford and Spenser Peterson Living Trust dated June 28, 2023 from Bradford Peterson and Spenser Peterson, husband and wife, by Quitclaim Deed dated 06/28/2023 and recorded 07/11/2023 in Instrument No. 20230711-0052829, Register's Office of said County.

Being the same property conveyed to Bradford Peterson and Spenser Peterson, husband and wife, from Bradford Peterson, a single person, by Quitclaim Deed dated July 12, 2019, and recorded on July 15, 2019, Document No. 20190715-0068632, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradford Peterson, a single person from William Hunt and Leslie Hunt, husband and wife, by Warranty Deed dated 09/30/2015 and recorded 10/08/2015 in Instrument No. 20151008-0102601, Register's Office of said County.

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This is an improved property commonly known as: 6720 Duquaine Ct, Nashville, TN 37205-3003

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.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 8th day of Dec., 2023.

Bradford T. Peterson ,Trustee, The Bradford and Spenser Peterson Living Trust dated Jun

Bradford T. Peterson, Trustee, The Bradford and Spenser Peterson Living Trust dated June 28, 2023

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for the State and county mentioned, personally appeared Bradford T. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Trustee of The Bradford and Spenser Peterson Living Trust Dated June 28, 2023, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Bradford T. Peterson, as such Trustee.

Edward Hunsberger Sr

Notary Public
My Commission expires: 1 / 25 / 26

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Spenser R. Peterson ,Trustee, The Bradford and Spenser Peterson Living Trust dated Jun

Spenser R. Peterson, Trustee, The Bradford and Spenser Peterson Living Trust dated June 28, 2023

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for the State and county mentioned, personally appeared Spenser R. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Trustee of The Bradford and Spenser Peterson Living Trust Dated June 28, 2023, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Spenser R. Peterson, as such Trustee.

Edward Hunsberger Sr

Notary Public
My Commission expires: 1 / 25 / 26

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Summer Boxton 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 12-8-23 (date of document).

Summer Boxton
Affiant Signature

1-29-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of January, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24