This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

*This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property*

Karen Johnson Davidson County
Batch# 1128094 DEEDQC
04/29/2024 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240429-0030936

| ***Address New Owner:*** | ***Send Tax Bills To:*** | ***Map-Parcel*** |
|---|---|---|
| ANDREW S. PETERSON, TRUSTEE<br>JAMIE L. PETERSON, TRUSTEE<br>PETERSON REVOCABLE<br>LIVING TRUST<br>DATED AUGUST 20, 2015<br>3338 STEPHENS HILL LANE<br>ANTIOCH, TN 37013 | CMG MORTGAGE, INC DBA CMG FIN<br>761 OLD HICKORY BLVD, SUITE 400<br>BRENTWOOD, TN 37027 | 173-00-0130.00 |

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this April 29, 2024.

Notary Public
My Commission Expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

# QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, ANDREW S. PETERSON and wife, JAMIE L. PETERSON, hereinafter called Grantors, for the express purpose of conveying all of their rights, title and interests in this property, do hereby quitclaim and convey unto ANDREW S. PETERSON and JAMIE L. PETERSON, Trustees of the PETERSON REVOCABLE LIVING TRUST, dated August 20, 2015, all of their rights, title and interests in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this April 25, 2024.

BY: _____
ANDREW S. PETERSON

_____
JAMIE L. PETERSON

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANDREW S. PETERSON and JAMIE L. PETERSON, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 25 day of April, 2024.

Daniel Browne
_____
NOTARY PUBLIC

DANIEL JAMES BROWNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/4/2027

## EXHIBIT A
## PROPERTY DESCRIPTION

Said property is described to wit:

Beginning at an iron pin, the Southeast corner of this tract, thence, North 77 deg. 50 min. 20 sec. West, 816 12 ft. to a point in a dry creek, thence with said dry creek, North 77 deg. 04 min 46 sec. West 240.00 ft., North 50 deg 34 min 44 sec. West 91.34 ft., North 41 deg. 36 min 14 sec. West 89.53 ft., North 87 deg 03 min. 39 sec. West 54.37 ft to the center of Indian Creek, thence with said creek, North 18 deg. 56 min. 50 sec West 235 17 ft , thence leaving said creek, South 82 deg 24 min. 42 sec. East, passing a stake at 304.7 ft., a total of 1316.23 ft. to a stake, thence South 07 deg. 27 min. 50 sec. West 160.00 ft., to an iron pin. thence South 82 deg , 32 min 10 sec East 40.00 ft. to an iron pin, thence South 07 deg. 27 min. 50 sec. West 240.13 ft. to the beginning. Containing 9.90 acres more or less. Included in the above description is a private road extending from Old Hickory Blvd. West of the property through the South and North lines.

The following three tracts of property, previously conveyed out of the above described property, are specifically excluded from this transfer:

Tract 1:

Beginning at the northeast corner of the David E. Stephens property as recorded in Book 5169, page 482, thence along said Stephens' easterly line S 07 deg. 27' 50" W 169.81 ft. to an iron rod, thence along a new line N 82 deg. 55' 31" W 290.76 to an iron rod, thence N 07 deg. 27' 50" E 169.81 ft. to an iron rod; thence along Stephens' northerly line S 82 deg 55' 31" E 290.76 ft. to the point of beginning and containing 1 13 acres.

Tract 2:

Beginning at a point located in the common boundary line of the Ruth P. Stephens property as recorded in Will Deed Book 5685, page 849, Register's Office for Davidson County, Tennessee, said point being located N. 77 deg. 50' 20" W 774.49 ft. from the most southeast corner of the said David E. Stephens, et ux property as recorded in Book 5169, page 482, Register's Office for Davidson County, Tennessee; thence with said common boundary line ( a deed line ) of Ruth P. Stephens N 77 deg. 50' 20" W 41.63 ft to a point, thence N 77 deg. 04' 46" W 240.00 ft. to a point; thence N 50 deg. 34' 44" W 91.34 ft. to a point; thence N 41 deg. 36' 14" W 89.53 ft. to a point; thence N. 87 deg. 03' 39" W 54 55 ft. to a point situated in the approximate centerline of Indian Creek; said point also being situated in the easterly boundary line of the E. M. Baker property as recorded in Book 596, page 576, Register's Office for Davidson County, Tennessee; said E M Baker being deceased with his heirs holding ownership; thence leaving the said common boundary line of Ruth P. Stephens, and with the said boundary line of Baker, and generally with the said approximately centerline if Indian Creek N 04 deg 06' 58" W 41.46 ft. to a point; thence N 26 deg 20' 02" W 83 03 ft. to a point; thence N 36 deg. 17' 41" W 48.00 ft. to a point; thence leaving the said boundary line of Baker, and along a new line S 63 deg. 29' 20" E 138.39 ft. to an iron rod; thence S 75 deg. 18' 10" E 93 00 ft to an iron rod; thence S 88 deg. 46' 22" E 382.17 ft. to an iron rod; thence S 15 deg 16' 23 ' W 260 26 ft. to the point of beginning. Containing 2.25 acres

Tract 3

Being A portion of a parcel of land shown as Parcel 130 on Davidson County Tax Map 173, Nashville, Davidson County, Tennessee, generally located south of Mill Creek and east of Old Hickory Boulevard, And more particularly described as follows:

BEGINNING at a point in the centerline of Indian Creek approximately 85 feet south of its confluence with Mill Creek,

THENCE Along the northerly property line of the subject tract S 82°38'26"E 944 05 feet to a point;

THENCE Along a severance line the following calls
S 87°01'25" W 59.83 feet to a point,
S 83°58'09" W 120 00 feet to a point;
S 81°43'50" W 134 99 feet to a point, said point being the northeast corner of property conveyed to Tony W. Weatherford, et ux, of record in Book 8030, Page 221, R.O.D.C ;

THENCE Along the northerly line of said Weatherford Property the following calls.

N 87°04'00" W 382.17 feet to a point;
N 73°35'48" W 93.00 feet to a point;
N 61°46'58" W 147.04 feet to a point;
N 29°37'37" W 46.84 feet to the point of beginning,
CONTAINING 62 898 square feet or 1.44 acres more or less

Being the same property conveyed to ANDREW S. PETERSON and wife, JAMIE L. PETERSON, by Quitclaim Deed of record from ANDREW S. PETERSON, in Instrument No. 20170829-0088590, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 3321 Stephens Hill Lane, Antioch, TN 37013.

**Tennessee Certification of Electronic Document**

I, JAMES M. ADCOX III, 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 April 29, 2024 (date of document).

Signature

4-29-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028