WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

RANKIN-T24039

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Spencer Rankin and Makenzie Rankin	Pinnacle Bank	026.07-0-190.00
111 Digby Court	150 3rd Ave. South, #1000	
Goodlettsville, TN 37072	Nashville, TN 37201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KELSEY PETERSON AND RYAN PETERSON, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SPENCER RANKIN AND MAKENZIE RANKIN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 302 on the plan of Windsor Green Phase II, Section III, as shown by plat of record in Plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelsey Peterson and Ryan Peterson, wife and husband by deed from Jennifer C. Brown, a single woman of record in Instrument No. 202210210114679, recorded on 10/21/2022, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

( ) unimproved
This is (X) improved property known as 111 Digby Court, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Karen Johnson
Batch # 1128923
04/30/2024 10:36:03 AM
Fees: $13.00 Taxes: $1,350.13

Davidson County
DEEDWARR
2 pgs

20240430-0031298

Witness my/our hand(s) this 26th day of April, 2024 :

Kelsey Peterson

Ryan Peterson

STATE OF Tennessee

COUNTY OF

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named KELSEY PETERSON AND RYAN PETERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, TN, this 26th day of April, 2024.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024