THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4596
Parcel ID: 172-10-0B-021.00

Property Address:
6717 Christiansted Lane, Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1147145 DEEDWARR
06/14/2024 08:15:04 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20240614-0044484

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Warranty Deed

Send Tax Statements To:
James Peterlin
6717 Christiansted LN
Nashville TN 37211

Name and Address of New Owner:
James Peterlin
6717 Christiansted LN
Nashville TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **MEREDITH G. DOUGLAS, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JAMES PETERLIN and TRACY LYNN PETERLIN, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MEREDITH G. DOUGLAS, an unmarried woman by Deed dated August 17, 2015 from GWENDOLYN S. DAVIS, unmarried, recorded August 20, 2015, in Instrument Number 20150820-0084131, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 6717 Christiansted Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20010209-0012854, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowner's Association of record in Instrument Number 19991221-0305561, Register's Office for Davidson County, Tennessee.

4. Quitclaim Deed to Homeowner's Association for Open Spaces as contained in Instrument Number 20020916-0112445, Instrument Number 20030715-0098810 and Instrument Number 20050516-0054926, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 11628, page 8, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 19991221-0305559, Instrument Number 20000728-0074515, Instrument Number 20070206-

0015266 and Instrument Number 20170602-0055138, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 3 day of June, 2024.

MEREDITH G. DOUGLAS

STATE OF TENNESSEE
COUNTY OF

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **MEREDITH G. DOUGLAS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 3rd day of June, 2024.

Notary Public

My Commission Expires:
11/20/24

KELLY L PENNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $795,000.00.

Affiant

SWORN TO and subscribed before me on this 3 day of June, 2024.

Notary Public

My Commission Expires:
2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY