Name and Address of New Owner:
Heather Hamilton and Perry Petersen
601 Old Hickory Boulevard, Unit 51
Brentwood, Tennessee, 37027

Send Tax Bills To:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

Karen Johnson Davidson County
Batch # 1198852 DEEDWARR
10/30/2024 03:14:04 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20241030-0083754

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 171-03-0B-247.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amy C. Childress, a married woman**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Heather Hamilton, a single woman, and Perry Petersen, a single man, as tenants in common with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Page 957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Harold Cocke, an unmarried man, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument No. 20000306-0021746 Register's Office for Davidson County, Tennessee, dated February 28, 2000 and recorded on March 06, 2000 and Deed of Correction recorded on July 05, 2000 in Instrument No. 20000705-0066637.

Being the same property conveyed to William Harold Cocke, as Trustee of the Harold Cocke Trust, by Quitclaim Deed from William Harold Cocke, an unmarried man, of record in Instrument No. 20011103-0120188 Register's Office for Davidson County, Tennessee, dated October 25, 2001 and recorded on November 03, 2001.

Being the same property conveyed to Amy C. Childress, a married woman, by Trustees Special Warranty Deed from Susan T. Miller, as Trustee of Harold Cocke Trust dated October 25, 2001, as amended of record in Instrument No. 20230615-0045506 Register's Office for Davidson County, Tennessee, dated May 23, 2023 and recorded on June 15, 2023.

Jason Allen Childress joins in signing this deed to convey any marital interst he may have in the property.

Being improved property known as **601 Old Hickory Boulevard, Unit 51, Brentwood, Tennessee, 37027.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 25th day of October, 2024.

Amy Cooke Childress (SEAL)
Amy C. Childress

(SEAL)
Jason Allen Childress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy C. Childress and Jason Allen Childress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and seal this 25th day of October, 2024.

Notary Public
My commission expires: 9.5.28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Tomlinson
(Affiant)

Sworn to and subscribed before me this
25th day of October, 2024.

Notary Public
My commission expires:_____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 01, 2026

File No. GNT-24-3622