Karen Johnson Davidson County
Batch# 1224674 DEEDWARR
01/08/2025 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20250108-0001690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $785,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2024

Notary Public

My Commission Expires:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No.(s): |
|---|---|---|
| Jessica Wacnik and Jeffrey Peterman | NEW OWNER | 143-02-0A-041.00 CO |
| 525 Harpeth Trace Drive | 215 Ave I, unit 201 | |
| Nashville, TN 37221 | Redondo Beach, CA 90277 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Robin Haney and Kenneth Lewis Roberts, Jr., wife and husband

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Wacnik and Jeffrey Louis Peterman, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Harpeth Trace Estates, Phase Three, of record in Plat Book 5200, Pages 751, 752 and 753, 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 Robin Haney by Warranty Deed from James W. Gaither, Jr. and wife, Elizabeth S. Gaither, dated 1/26/2007 and recorded 1/30/2007 in Instrument No. 20070130-0012145, Register's Office for Davidson County, Tennessee.

Kenneth Lewis Roberts, Jr., hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title, and interest in the above described property by virtue of his marriage to Robin Haney.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Easement Agreement of record in Book 10796, Page 217; HOA Charter of record in Book 5120, Page 199; amended HOA Charter of record in Book 6556; Declaration of Covenants, Conditions, and Restrictions for the Services Association of record in Book 5120, Page 918, as corrected in Book 5182, Page 767, and as amended in Book 5178, Page 138 and Book 5182, Page 769; Declaration of Covenants, Conditions, and Restrictions of record in Book 5380, Page 357, as supplemented in Book 6274, Page 148, and as amended in Instrument No. 20200109-0003184; Fines and Enforcement of Governing Documents of record in Instrument No.

20200804-0085695; Street Parking Rules of record in Instrument No. 20220804-0088772; Sanitary Sewer Easement of record in Book 6380, Page 201; Overhead Line Easement of record in Book 6407, Page 892; all existing easements and all matters shown on plat of record in Book 5200, Pages 751 through 753, Register's Office for Davidson County, Tennessee.

This is improved property known as 525 Harpeth Trace Drive, Nashville, TN 37221

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; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

Witness my/our hand(s) this 30th day of December, 2024

Robin Haney

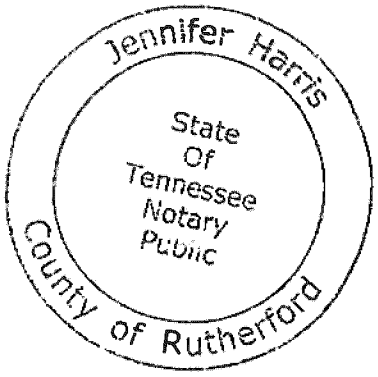
Kenneth Lewis Roberts, Jr.,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2024, before me personally appeared Robin Haney and Kenneth Lewis Roberts, Jr., , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2024.

Notary Signature
My commission expires: 8/19/28



Certificate of Authenticity

I, Emily Manno, 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 **12/30/24**.

Date

Affiant Signature

**12/30/24**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026