Karen Johnson
Batch # 1257698
04/11/2025 08 23 17 AM
Fees $13 00 Taxes $4,033 00
Davidson County
DEEDWARR
2 pgs
20250411-0026948

WARRANTY DEED

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No AP-25-9154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2025

Notary Public

MY COMMISSION EXPIRES 9/21/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffery Peterson and Elden Peterson	Newowner	
(NAME)	(NAME)	105-06-0O-001 00
12345 N 129th Street		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85259		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Wynn Tenn, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery Peterson and Elden Peterson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 757 Lynwood Avenue, a Horizontal Property Regime, of record in Instrument No. 20181120-0114415, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Wynn and Angela Wynn, husband and wife, by Warranty Deed from Lynwood Row II, GP, a Tennessee General Partnership, dated December 1, 2021, recorded December 13, 2021, in Instrument No. 20211213-0164738, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Winn Tenn, LLC by Quitclaim deed from Robert M Wynn and Angela Wynn, husband and wife of record in Instrument No. 20220222-0019643 Register's Office for Davidson County, Tennessee, dated 2/2/2022 and recorded on 2/22/2022.

This is property more commonly known as 757B Lynwood Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 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.

Effective the 8th day of April, 2025.

Wynn Tenn, LLC, a Tennessee Limited Liability Company

By: _____ President
Robert Wynn, President

STATE OF Florida
COUNTY OF Orange

Before me, a Notary Public of the state and county mentioned, personally appeared Robert Wynn, President of Wynn Tenn, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Wynn Tenn, LLC, the within named bargainor, a Limited Liability Company, and that such Robert Wynn, President of Wynn Tenn, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, this 3rd day of April, 2025.

_____
Notary Signature
My commission expires: 03/25/2027

BRENDA JASMIN MATTHEW
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-25-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 360385