Karen Johnson Davidson County
Batch# 1260511 DEEDWARRSP
04/16/2025 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20250416-0029058

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2025.

Notary Public

My commission expires: 3/21/28

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
522 Heather Place LLC 4007 Delaware Avenue, Suite 209 Nashville, TN 37209	522 Heather Place LLC 4007 Delaware Avenue, Suite 209 Nashville, TN 37209	118-11 Parcel 65

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JACQUELINE M. PETERS, TRUSTEE OF THE JACQUELINE M. PETERS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JACQUELINE M. PETERS, DATED JUNE 8, 2006, AS AMENDED AND RESTATED OCTOBER 27, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **522 HEATHER PLACE LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is unimproved ( ) improved (X) property, known as 522 Heather Place, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for all matters of record and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, it successors and assigns, to warrant and forever defend the title to said real estate to said Grantee(s), its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Whenever 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, the undersigned has executed this Special Warranty Deed effective as of the 15th day of April, 2025.

GRANTOR:

THE JACQUELINE M. PETERS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JACQUELINE M. PETERS, DATED JUNE 8, 2006, AS AMENDED AND RESTATED OCTOBER 27, 2022

By: Jacqueline M. Peters Trustee
Jacqueline M. Peters, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jacqueline M. Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she is the Trustee of The Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006, as amended and restated October 27, 2022, the within named bargainor, and that Jacqueline M. Peters as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006, as amended and restated October 27, 2022 by Jacqueline M. Peters as Trustee.

Witness my hand and seal, at office in Hendersonville, Tennessee, this the 15th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 12/22/2026

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES DEC 22, 2026

Exhibit A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 24 of Block D on the Plan of Berry Hills Garden Subdivision, as of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 34 fronts 85 feet on the northwesterly side of Heather Place and runs back 123.8 feet on the northeasterly line and 94 feet on the southwesterly line to a dead line measuring 55 feet thereon.

Being the same property conveyed to The Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006 by Jacqueline M. Peters, by deed of record at Instrument Number 20070910-0108644, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Dianne Kirby, 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 April 16, 2025.

Date

Affiant Signature

04-16-2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 16 day of April, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2026
COUNTY OF ROBERTSON