Karen Johnson Davidson County
Batch# 1262870 DEEDWARR
04/22/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,919.30
20250422-0030443

Warranty Deed

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-04-2027

State of Tennessee
County of Davidson

The actual consideration for this transfer is $789,000.00-.

Affiant

Subscribed and sworn to before me this the 17th day of April, 2025

Notary Public
My Commission Expires: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Peter DiPietro and Kate Colley 6017B Pennsylvania Avenue, Nashville, TN 37209	Legacy Homes Loans 2 Cadillac Dr Brentwood, TN 37027	091-02-3U-002.00-CO

KNOW ALL MEN BY THESE PRESENTS that **Forrest Anderson and Rachel Anderson, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Peter DiPietro and Kate Colley, husband and wife**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit 6017B of 6017 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6017 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151112-0115227 and as Amended in Instrument No. 20160810-0083187, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6017 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151112-0115227 and as Amended in Instrument No. 20160810-0083187, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Clinton Forrest Anderson, an unmarried man by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company dated August 31, 2016

and recorded on September 06, 2016 of record as Instrument No. 20160906-0093136, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 6017B Pennsylvania Avenue, Nashville, TN 37209

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of April, 2025

Forrest Anderson

Rachel Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2025, before me personally appeared Forrest Anderson and Rachel Anderson, 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 17th day of April, 2025

Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/17/2025 (date of document).

Jennifer Russell
Affiant Signature

4/21/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

