Karen Johnson Davidson County
Batch# 1270863 DEEDWARR
05/08/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,496.50
20250508-0036213

**WARRANTY DEED**

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. AP-25-9389

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 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 | New Owners | |
| (NAME) 12345 N. 129th Street | (NAME) | 105-06-0O-002.00-CO |
| (ADDRESS) Scottsdale, AZ 85259 | (ADDRESS) | |
| (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 B. 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 Jessica N. Wynn, a single woman and Robert Wynn, a married man, Joint Tenants with Right of survivorship by Warranty Deed from Lynnwood Row II, GP, a Tennessee General Partnership of record in Instrument No. 20211213-0164768 Register's Office for Davidson County, Tennessee, dated December 01, 2021 and recorded on December 13, 2021.**

**Being the same property conveyed to Wynn Tenn, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jessica N. Wynn, a Single woman and Robert Wynn, a married man of record in Instrument No. 20220222-0019640 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 22, 2022.**

**This is property more commonly known as 757A Lynnwood Avenue, Nashville, TN 37203**

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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.

29th of April

Effective the ~~8th~~ day of May, 2025.

Wynn Tenn LLC, a Tennessee Limited Liability Company

By: _____
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 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 29 day of April, 2025.

IlenaDunlop
Notary Signature IlenaDunlop
My commission expires:
1-6-2026

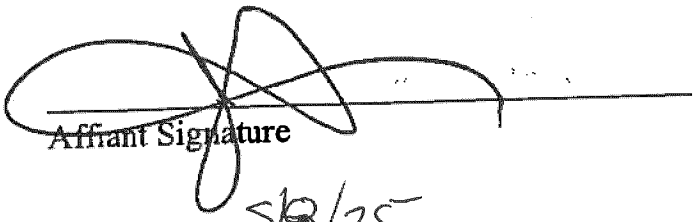
Ilena Dunlop
Notary Public
State of Florida
Comm# HH175094
Expires 1/6/2026

By physical Presence

# Certificate of Authenticity

I, J. Trent Lehman, 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 4/29/25.

Date



Affiant Signature

5/8/25

Date

State of Tennessee

County of Williamson

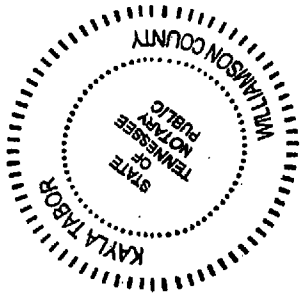
Sworn to and subscribed before me this 8 day of May, 2025.



Notary's Signature

My Commission Expires: 3/29/28

Date




Notary's Seal (if on paper)