Karen Johnson Davidson County
Batch# 1272398 DEEDWARR
05/13/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250513-0037559

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8470-WE	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2025. Notary Public MY COMMISSION EXPIRES: 9-7-26 (AFFIX SEAL)

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Lee McGregor	LEGACY HOME LOANS, LLC	
4915 Timberdale Drive	408 HIGHWAY 76	147-05-0-222.00
Nashville, TN 37211	WHITE HOUSE, TN 37188	
(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, **Caleb Petersen and Hannah Petersen, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret McGregor, unmarried woman**

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

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Two, Caldwell Country Estates of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Colton Cline, unmarried and Kimber Ballard, unmarried, as joint tenants with rights of survivorship by Warranty deed from Robert Hollingsworth and Wendy Hollingsworth, husband and wife of record in Instrument No. 20150629-0062413 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 29, 2015.

Being the same property conveyed to Caleb Petersen and Hannah Petersen, a married couple by Warranty Deed from William Colton Cline and Kimber Ballard Cline, husband and wife of record in Instrument No. 20230901-0068820 Register's Office for Davidson County, Tennessee, dated August 31, 2023 and recorded on September 01, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4915 Timberdale Drive, Nashville, TN 37211**

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.

Witness our hands this the 30 day of April, 2025.

Caleb Petersen

Hannah Petersen

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caleb Petersen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of April, 2025

My Commission expires: 11.24.2028

Notary Public

KANDICE RENAE WINFIELD
Notary Public - Arkansas
Benton County
Commission # 12705915
My Commission Expires Nov 24, 2028

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hannah Petersen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of April, 2025

My Commission expires: 11.24.2028

Notary Public

KANDICE RENAE WINFIELD
Notary Public - Arkansas
Benton County
Commission # 12705915
My Commission Expires Nov 24, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 1. 2025.

Affiant Signature

13th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028