Karen Johnson Davidson County
Batch# 1278460 DEEDQC
05/28/2025 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250528-0041833

REBECCA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/18/2028

(AFFIX SEAL)

# QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J & E Peterson, LLC | New Owner | 105-06-0O-001-00CO |
| (NAME) 12345 N. 129th Street | (NAME) | |
| (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, WE,

**JEFFERY PETERSON AND ELDEN PETERSON, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL MY RIGHT TITLE AND INTEREST UNTO

**J & E PETERSON, LLC,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING 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, wo which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery Peterson and Elden Peterson, husband and wife by Deed dated April 8, 2025 from Wynn Tenn, LLC, a Tennessee Limited Liability Company, recorded April 11, 2025, in Instrument Number 20250411-0026948, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This *Improved* property is commonly known as: 757 Lynwood Avenue, #B, Nashville, TN 37203

Witness my/our hand(s) this 28 day of May, 2025

Jeffery Peterson

Elden Peterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, of the state and county aforementioned, personally appeared Jeffery Peterson, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 28 day of May, 2025.

REBECCA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Rebecca Harris
Notary Public
My Commission Exp: 8/18/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, of the state and county aforementioned, personally appeared Elden Peterson, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 28 day of May, 2025.

REBECCA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Rebecca Harris
Notary Public
My Commission Exp: 8/18/2028

LT&E File #21912

## 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 may 28, 2025.

Date

Affiant Signature

5/28/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of May, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY