WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302977 DEEDWARR
07/28/2025 01:51:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20250728-0059451

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 24TH DAY OF JULY, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 170525

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Nickolas Scott Peterson 1612 24th Avenue North Nashville, TN 37208	~~Nexxoxxex~~ **Nationstar Mortgage USAA** **PO Box 9225** **Coppell, TX 75019**	081 14 0 099.00

For and in consideration of the sum of Two Hundred Seventy Thousand And 0/100 ($270,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

TRESSA C. MCDANIEL, UNMARRIED, AND DANIEL MCDANIEL, UNMARRIED

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

NICKOLAS SCOTT PETERSON

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the southerly 50 feet of the northerly 57 ½ feet of Lot No. 16 on the Plan of the subdivision of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet on the easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line.

BEING a portion of the same property conveyed to Danel McDaniel by Special Warranty Deed from Stephen Charles Taylor, dated May 18, 1998 and recorded on May 18, 1998 in Book 10936, Page 650, Register's Office for Davidson County, Tennessee. BEING further conveyed to Edna C. McDaniel by Quitclaim Deed from Daniel McDaniel, Jr., dated September 17, 2015, and recorded on September 18, 2015, in Instrument No. 20150918-0095269, at said Register's Office. BEING further conveyed to Tressa C. McDaniel by Quitclaim Deed from Edna C. McDaniel, dated August 29, 2016, and recorded on September 19, 2016, in Instrument Number 20160919-0098098, said Register's Office.

Daniel McDaniel joins in this conveyance to convey any marital interest he may have.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1612 24th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR TRESSA C. MCDANIEL to NICKOLAS SCOTT PETERSON FOR THE TRANSFER OF PROPERTY LOCATED AT 1612 24TH AVENUE NORTH, NASHVILLE, TN 37208.]

Witness our/my hand on the 23rd day of July, 2025.

Tressa C. McDaniel

Daniel McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Tressa C. McDaniel and Daniel McDaniel, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July 2025.

Notary Public
My Commission expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Spencer Gross, 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 July 23rd, 2025.

Affiant Signature

July 23rd, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
28th day of July, 2025.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY