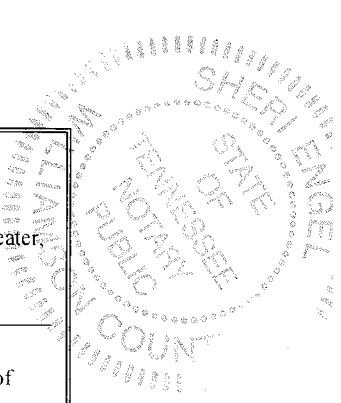
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851784**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $449,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2025. Notary Public My Commission Expires: 11-21-2027



Karen Johnson Davidson County
Batch# 1312802 DEEDWARR
08/20/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20250820-0066634

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trey Pefanis 5415 Knob Road Nashville TN 37209	~~New Owner~~ Cardinal Financial Co. 3530 Toringdon Way, Ste 200 Charlotte, NC 28277	Tax Parcel ID No. 103-07-0-067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Piper Peterson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trey Pefanis, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Section One Richland Meadows, of record in Plat Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PIPER PETERSON, by deed from MICHAEL KELLY and MEAGAN MYERS KELLY, HUSBAND AND WIFE, of record in Instrument No. 20201202-0140056, dated November 30, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 103-07-0-067.00.

Matters shown on the Plan of record in Plat Book 2083, Page 40, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2152, Page 121, amended in Book 2195, Page 256, said Register's Office.

Reciprocal Retaining Wall Easement of record in 20220329-0036445, said Register's Office.

This is improved property located at 5415 Knob Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2025.

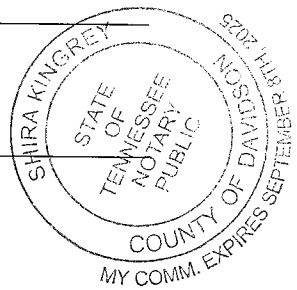
Piper Peterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Piper Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2025.

Notary Public



My Commission Expires: _____

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 19th day of August, 2025

Dated 8/20/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 20th day of August, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL