Karen Johnson Davidson County
Batch# 1326884 DEEDWARR
09/25/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,247.75
20250925-0076678

WARRANTY DEED

STATE OF TN
COUNTY OF Sum

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $607,500.00

Paul Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Sept, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Paul Anderson and Ashley Anderson	Paul Anderson and Ashley Anderson	155-15-0-019.00
(NAME) 8382 Greenvale Drive	(NAME) 8382 Greenvale Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, William Robert McPeake, a single man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Paul Anderson and Ashley Anderson, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 38 on the Plan of Natchez Trace Estates, Section II, of record in Book 4675, page 54, Register's Office for said County.

Said Lot No. 38 front 150 feet on the northeasterly margin of Greenvale Drive and extends back 288.93 feet on the northwesterly line and 349.35 feet on the southeasterly line to a dead line in the rear, measuring 161.71 feet thereon.

Being the same property conveyed to William Robert McPeake by Warranty Deed from Arthur F. Gafke and wife, Elena De La Pena of record in Instrument No. 20021009-0123902 Register's Office for Davidson County, Tennessee, dated October 03, 2002 and recorded on October 09, 2002.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 8382 Greenvale Drive, Nashville, TN 37221

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23 day of Sept., 20 25

William Robert McPeake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of September, 2025, before me personally appeared William Robert McPeake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of September, 2025.

Christine Blanche Bernard

Notary Signature
My commission expires: 06/25/28

STATE OF TENNESSEE NOTARY PUBLIC
Christine Blanche Bernard
County of Meigs

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 9.23.25 (date of document).

Affiant Signature

September 25, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of September, 2025.

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY SEAL

MY COMMISSION EXPIRES: 4.22.29