Name and Address of New Owner:
Michael Edward Peterson
Sylvia Exie Peterson
7372 Ole Nottingham Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1329731 DEEDWARR
10/02/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20251002-0078737

Send Tax Bills To:
Michael Edward Peterson
Sylvia Exie Peterson
7372 Ole Nottingham Drive
Antioch, TN 37013

This Instrument Prepared By:
Bethany Shipley
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 151-10-0A-254.00-CO

WARRANTY DEED

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, **Hanan Khalil and Girgis Girgis, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Peterson and Sylvia Peterson, husband and wife, As joints Tenants with Rights of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 102 on the plan of Phase 3, Villages of Long Hunter PUD, as shown by plat appearing of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hanan Khalil, a single woman by Warranty Deed from Michael Parham, married of record in Instrument No. 20130722-0075822 Register's Office for Davidson County, Tennessee, dated July 15, 2013 and recorded on July 22, 2013.

The said Hanan Khalil having since married Girgis Girgis who joins in this conveyance for the purpose of conveying any and all spousal rights.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 30th day of September, 2025.

Hanan Khalil (SEAL)
Hanan Khalil

Girgis Girgis (SEAL)
Girgis Girgis

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of September, 2025, before me personally appeared Hanan Khalil and Girgis Girgis, 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 30th day of September, 2025.

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30th day of September, 2025.

Notary Signature
My commission expires:

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/30/2025.

Affiant Signature – Joshua A. Terry

10/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/1/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27