Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1277

Karen Johnson Davidson County
Batch# 1346996 DEEDWARR
11/17/2025 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251117-0091388

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Peden II and Mary Ellen Peden, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hilliary Ward and William Norton**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** + wife and husband

Land in Davidson County, Tennessee, being Lot. 285, Caldwell Country Estates, Section Five, as shown on plat of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Peden II and Mary Ellen Peden, husband and wife by Warranty Deed from Matthew Reese Dickerson, a married man of record in Instrument No. 20130226-0019264, Register's Office for Davidson County, Tennessee, dated February 20, 2013 and recorded on February 26, 2013.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 5044 Suter Drive, Nashville, TN 37211.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Hilliary Ward<br>William Norton<br>5044 Suter Drive<br>Nashville, TN 37211 | New Owner | 147-10-0-040.00 |

**WITNESS THE EXECUTION HEREOF** this 12th day of November, 2025.

William Peden II by Mary Ellen Peden, Attorney-in-Fact

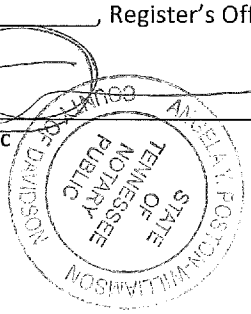
**William Peden II by Mary Ellen Peden, Attorney in Fact**

**State of Tennessee )**
**County of Davidson )**

On this the 12th day of November, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ellen Peden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Peden II acknowledged that such person executed the same as the free act and deed of William Peden II pursuant to the Power of Attorney recorded in Instrument No. 202511170091387 - _____, Register's Office for Davidson County, Tennessee.

_____
Notary Public

My Commission Expires: 3/3/26




Mary Ellen Peden

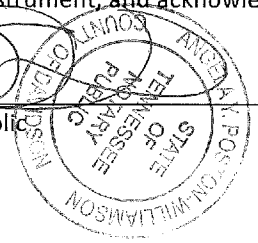
**Mary Ellen Peden**

**State of Tennessee )**
**County of Davidson )**

On this 12th day of November, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Ellen Peden, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: 3/3/26




**State of Tennessee )**
**County of Davidson )**

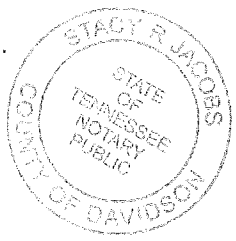
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 415,000.00.**

Laurie M Harris
Affiant

Sworn and subscribed before me on this the 12th day of November, 2025.

Stacy R Jacobs
Notary Public

My Commission Expires: 3/9/2027



Certificate of Authenticity

I, Amanda Maynor, 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

**November 12, 2025**.

Date

Affiant Signature

**November 17, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of **November**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON