Karen Johnson Davidson County
Batch# 1350481 DEEDWARR
11/24/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $902.80
20251124-0093754

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

RETURN TO:

BRADSHER, ALPERT STUART, PLLC
5350 POPLAR AVE
SUITE 200
MEMPHIS, TN 38119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$244,000.00**

Subscribed and sworn to before me this 14th day of November, 2025.

Notary Public **Affiant**
My Commission Expires: 12/30/2025

CONNIE COOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Danelle Elaine Henderson **2005 Pinecrest Drive** **Nashville, TN 37211**	Community Mortgage Corporation 142 Timber Creek Drive Cordova, TN 38018	**162-09-0D-003.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Kalen J. Petersen, a married man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Danelle Elaine Henderson**, an unmarried woman, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 3, Pinecrest Townhomes, as shown on Exhibit "A-2", Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes of record in Instrument No. 20081230-0123641, amended in Instrument No. 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kalen Petersen, an unmarried man by Warranty Deed from J.D Eatherly Married of record in Instrument No. 20151103-0112026 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 2005 Pinecrest Drive, Nashville, TN 37211

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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

Witness my hand this 14 day of November, 2025.

Kalen J. Petersen

STATE OF MO
COUNTY OF St. Louis City

Personally appeared before me, Lyle Perkins, a Notary Public in and for said County and State, **Kalen J. Petersen,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Louis (City), MO (State) this the 14 day of November, 2025.

My Commission Expires: 10/6/2028

NOTARY PUBLIC

LYLE PERKINS
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for St. Louis County
My Commission Expires: 10/06/2028
ID. #19705360

I, Matthew Bradsher, 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 11-17-2025.

Affiant Signature

November 21, 2025
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21ST day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/28/2029

ELLEN L. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 28,2029
COUNTY OF SHELBY