This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1351548 DEEDWARR
11/26/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,342.73
20251126-0094594

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $362,900.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 19 Day of 11, 2025.

_____
Notary Public
My Commission expires _____/_____/_____

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

NAME AND ADDRESS OF PROPERTY OWNER:
Austen Royce Goodman
8003 Bonnafair Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
Austen Royce Goodman
8003 Bonnafair Dr
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 07408007700

WARRANTY DEED
25NT01583

Effective the 19 Day of NOV., 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Sabrina McClure, Successor Trustee, the Betty S. Peters Living Trust dated May 10, 2019
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
AUSTEN GOODMAN, AN UNMARRIED MAN
Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 657 on the Plan of Hermitage Hills Subdivision, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 657 fronts 90 feet on the westerly margin of Bonnafair Drive and runs back between lines 155.0 feet on the northerly line and 140.6 feet on the southerly line to a dead line in the rear on which it measures 83.2 feet.

Being the same property conveyed to Tommy E. Peters and wife Betty S. Peters, from L. George Oberly and wife, Ruth J. Oberly, by Deed, dated 05/02/1967 and recorded 05/05/1967 of record in Book 4128, page 525, Registers Office for Davidson County, Tennessee. The property was conveyed to Tommy E. Peters and Betty S. Peters as tenants by the entirety. Upon the death of Tommy E. Peters, Betty S. Peters became the sole owner of said property.

Being the same property conveyed to Betty S. Peters, Trustee of the Betty S. Peters Living Trust dated May 10, 2019 from Betty S. Peters, by Quitclaim Deed dated 05/10/2019 and recorded 05/15/2019 in Instrument No. 20190515-0045832, Register's Office of said County.

This is an improved property commonly known as: 8003 Bonnafair Drive, Hermitage, TN 37076
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 19 day of Nov., 2025

Betty S. Peters Living Trust

Sabrina McClure, Successor Trustee

BY: Sabrina McClure, Successor Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Sabrina McClure**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 03/09/2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **11/25/2025** (date of document).

Affiant Signature

11/25/2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY