398

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1360180 DEEDWARR
12/19/2025 11:55:21 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20251219-0100961

File No. AP-25-11785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 7/6/26
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Peek and Jennifer Miles Peek	Primis Mortgage Corporation	
(NAME)	(NAME)	171-08-0C-003.00-CO
5809 Petersburg Lane	5535 Currituck Dr, Ste 120	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jonathan Carter Andersen and Emily Ralls Andersen, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Peek and Jennifer Miles-Peek, a married couple,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Williamsburg at Brentwood of record in Plat Book 9700, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Carter Andersen and Emily Ralls Andersen, husband and wife and Douglas J. Ralls and Patricia S. Ralls, husband and wife, tenants in common with right of survivorship by Warranty Deed from Robert D. Boon, II. and Anna C. Boon, husband and wife of record in Instrument No. 20220613-0066935 Register's Office for Davidson County, Tennessee, dated June 02, 2022 and recorded on June 13, 2022.

Being the same property conveyed to Jonathan Carter Andersen and Emily Ralls Andersen, husband and wife by Quitclaim Deed from Douglas J. Ralls and Patricia S. Ralls, husband and wife of record in Instrument No. 20220701-0076377 Register's Office for Davidson County, Tennessee, dated June 02, 2022 and recorded on July 01, 2022.

This is property more commonly known as 5809 Petersburg Lane, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 16th day of December, 2025.

Jonathan Carter Andersen

Emily Ralls Andersen

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 16th day of December, 2025, before me personally appeared Jonathan Carter Andersen and Emily Ralls Andersen, 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 16th day of December, 2025.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires: