Karen Johnson Davidson County
Batch# 1367597 DEEDWARR
01/08/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20260108-0001790

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anna Elizabeth Burns 2569 Jordan Ridge Drive Nashville, TN 37218	Anna Elizabeth Burns Same	058 09 0A 294.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Travis J. Petersen and Melissa R. Petersen, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anna Elizabeth Burns, an unmarried woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2569 Jordan Ridge Drive, Nashville, TN 37218 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the Second (2nd) Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Jordan Ridge at Eaton's Creek, Phase 10, a Cluster Lot Planned Unit Development, formerly "Creekside Trails", of record in Plat at Instrument No. 20110729-0058396, 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 Travis J. Petersen and Melissa R. Petersen, husband and wife, by Warranty Deed from Allison Carter and Donte A. Carter, wife and husband, dated September 4, 2020, and recorded September 4, 2020, of record in Instrument No. 20200904-0101485, as corrected by Scrivener's Affidavit of record in Instrument No. 20200918-0107055, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2569 Jordan Ridge Drive, Nashville, TN 37218.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of January, 2026.

Travis J. Petersen

Melissa R. Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2026, before me personally appeared Travis J. Petersen and Melissa R. Petersen, 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 5th day of January, 2026.

Notary Signature
My commission expires: 7-18-2028

ROBERTSON COUNTY DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $432,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of January 2026

Notary Public
My commission expires: _____

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

Certificate of Authenticity

I, Danielle Watson, 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 1/5/26.
Date

D. Watson
Affiant Signature

1/5/26
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 5th day of January, 2026.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

