This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-7994-CL

Karen Johnson Davidson County
Batch# 1382482 DEEDWARR
02/18/2026 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,416.10
20260218-0012816

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $653,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2026.

Notary Public
My Commission Expires: 05/24/2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Nels Peterson and Kimberly Peterson 5136 Hilson Road Nashville, TN 37211	New Owner	161 07 0 014.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert Talbot, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Christopher Nels Peterson and Kimberly Peterson, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, Being Lot No. 34 on the plan of SECTION TWO, MCMURRAY WOODS, as of record in Plat Book 3300, Page 17, in the Register's Office for said County.

Said Lot No. 34 fronts 150 feet on the Northeasterly side of Hilson Road and extends back between lines 242.6 feet on the Northwesterly line and 257.1 feet on the Southeasterly line to a dead line in the rear, measuring 176.5 feet thereon.

Being the same property conveyed to Robert Talbot, a married man, by Warranty Deed from Dean Richardson, Executor of Estate of Jo Davison Rutherford, fka Jo Davison Richardson, of record in Instrument No. 20251007-0079863, in the Register's Office of Davidson County, Tennessee, dated September 30, 2025 and recorded on October 07, 2025.

Being the same property conveyed to Harold G. Richardson and Wife, Jo Davison Richardson, by Installment Deed from McDowell Real Estate Corp., of record in Book 3286, Page 429, in the Register's Office of Davidson County, Tennessee, dated September 18, 1961 and recorded on October 25, 1961. The said Harold G. Richardson died on January 26, 1969, then said Jo Davison Richardson died on December 06, 2024. See Probate Case 25PR-14145, Williamson County, Chancery Court.

This property is not 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 similar statute.

This is improved property located at: **5136 Hilson Road, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2026.

GRANTOR:

Robert Talbot

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Talbot, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, **Carly Woodring**, 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 **2/12/2026** (date of document).

Affiant Signature

2/12/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **12th** day of **February**, 2026.

Notary's Signature

My Commission Expires: 05-24-2028

Notary's Seal

