Karen Johnson Davidson County
Batch# 1391500 DEEDWARR
03/11/2026 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $8,880.00
20260311-0019398

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of March, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sharon Brock King	New Owner(s)	054-14-0A-005.00-CO
17 HARBOR COVE DRIVE		
OLD HICKORY, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY L. PETERSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON BROCK KING**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 5, Brandywine Harbor, as shown on plat of record in Plat Book 11700, Page 38, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey L. Peterson by Warranty Deed from Thoa Dang of record in Instrument No. 20100408-0026651 Register's Office for Davidson County, Tennessee, dated April 05, 2010 and recorded on April 08, 2010.

Shelly Peterson, spouse of the grantor, joins in the execution of this deed to convey marital interest, if any, in the subject property.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 17 Harbor Cove Drive, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of March, 2026.

Jeffrey L. Peterson

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey L. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2026.

Luther P Ramsey III

Notary Public
My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
Online Notary Public
My Commission Expires
Sep 13, 2028

Shelly Peterson

Shelly Peterson

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Shelly Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2026.

Notary Public
My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Online Notary Public
My Commission Expires:
Sep 13, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 2. 2026

Affiant Signature

11th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

