Karen Johnson Davidson County
Batch# 1397623 DEEDWARR
03/26/2026 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20260326-0023981

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2026..

Notary Public

My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Greger Peterson & Lilliana Peterson	New Owner	095-02-0C-020.00-CO
749 Mill Creek Meadow Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sean Kenzel, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Greger Peterson and Lilliana Peterson, husband and wife

(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 Unit 20, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "D", as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180307-0021557, as amended in Instrument No. 20180404-0031782, 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 Sean Kenzel, a single man, by Warranty Deed from Riverwalk At Mill Creek Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210601-0072998 Register's Office for Davidson County, Tennessee, dated May 25, 2021 and recorded on June 01, 2021. Sean Kenzel having since married to Bailey Kenzel. Bailey Kenzel joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is improved property known as 749 Mill Creek Meadow Drive, Nashville, TN 37214.
TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF, GRANTORS have hereunto executed this instrument on this the 25th day of March, 2026.

Sean Kenzel

Bailey Kenzel

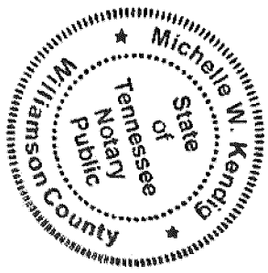
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sean Kenzel and Bailey Kenzel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of March, 2026.

Notary Public

My Commission Expires: 9/9/25



Lenders Title Company File No. 26-11069-7524

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Addie Dilworth, 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 25, 2026**.

Date

Affiant Signature **03/26/2026**
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **26** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)