WARRANTY DEED

Karen Johnson Davidson County
Batch# 1399878 DEEDWARR
03/31/2026 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260331-0025547

STATE OF Missouri
COUNTY OF St. Charles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

THIS INSTRUMENT WAS PREPARED BY
Jennifer Stacey, Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0069

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NO(S).
Marla Lea Rose and Thomas Seldenright	(New owners)	188 10 0A 005.00
(NAME) 1125 Princeton Hills Drive	(NAME) Marla Lea Rose Thomas Seldenright	
(ADDRESS) Nolensville TN 37135	(ADDRESS) 1125 Princeton Hills Drive	
(CITY) (STATE) (ZIP)	(CITY) Nolensville (STATE) TN (ZIP)	37135

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy-Five Thousand And No/100 Dollars ($675,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANIEL L. PETERSON AND CATHY ANN PETERSON, TRUSTEES OF THE DANIEL AND CATHY PETERSON REVOCABLE LIVING TRUST UAD OCTOBER 20, 2003**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARLA LEA ROSE, UNMARRIED, AND THOMAS SELDENRIGHT, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 5 on the Plan of Final Plat Subdivision of Carothers Crossing, Phase 1 of record in Plat at Instrument No. 20070614-0071367, in the Register's

Office of Davidson County, Tennessee, to which plan. reference is hereby made for a more complete description of the property.

Being the same property or a portion of the same property conveyed to Daniel L. Peterson and Cathy Ann Peterson, Trustees of the Daniel and Cathy Peterson Revocable Living Trust UAD October 20, 2003 by Instrument dated November 14, 2019 from James S. Mason and Vicki L. Mason, husband and wife and Barbara Welsh, an unmarried woman filed on November 22, 2019 as Document Number 20191122-0120942 in the Williamson County records.

unimproved ☐
This is improved ☑ property, known as 1125 Princeton Hills Drive, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 23 day of March, 2026.

The Daniel and Cathy Peterson Revocable Living Trust dated October 20, 2003

BY: Cathy Ann Peterson, Trustee
Cathy Ann Peterson, Trustee

BY: Daniel L Peterson TRUSTEE
Daniel L. Peterson, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23 day of March, 2026, before me personally appeared Daniel L. Peterson and Cathy Ann Peterson, as Trustees of the Daniel and Cathy Peterson Revocable Living Trust dated October 20, 2003, 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 (or person's) free act and deed.

Witness my hand and official seal in Franklin, Tennessee this 23 day of March, 2026.

Jennifer D Stacey
Notary Public

Commission Expires: 10-16-29

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, ___**Meghan Napoli**_____, do herby 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 ___3/23/26_____(date of document).

Affiant Signature

3/23/26

Date

State of ___**Missouri**_____

County of ~~St. Louis~~ MN St. Charles

Sworn to and subscribed before me this 23rd day of **March**, 2026.

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

Notary's Signature

MY COMMISSION EXPIRES: June 23, 2027

NOTARY'S SEAL: