Karen Johnson Davidson County
Batch# 1405039 DEEDWARR
04/14/2026 09:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20260414-0030212

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-26-690

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of April, 2026

Notary Public

Commission Expires: 4/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Logan Lee 275 Highland Heights Drive Goodlettsville, TN 37072	New Owner	025-15-0-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Steven R. Peltzer, a married man, and Michael W. Peltzer, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Logan Lee, an unmarried man and Tiffany Lee, an unmarried woman And Paula and Starla Milner, a married couple, As joint tenants with rights 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:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of Rolling Meadows, as shown on plat of record in Plat Book 6250, Page 173 (referenced as Plat Book 6969, page 920 in the previous deed), in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Steven R. Peltzer, a married man, and Michael W. Peltzer, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Danny W. Pentecost and Teresa L. Pentecost, husband and wife of record in Instrument No. 20200904-

0101351 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 04, 2020. Refeerence is hereby made to the Scrivener's Affidavit filed of record in Instrument No. 202604140030211, said Register's Office.

Michael W. Peltzer now a married man. Jamie Peltzer, joins in the execution of this instrument, with the consent of the granting spouse, to convey any marital interest, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is **improved** property known as: 275 Highland Heights Drive, Goodlettsville, TN 37072

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 so 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.

Dated this the 7 day of April, 2026.

Steven R. Peltzer

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Sumner

On this 7 day of April, 2026, before me personally appeared Steven R Peltzer, 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 7 day of April, 2026.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Dated this the 7 day of April, 2026.

Michael W Peltzer

Michael W. Peltzer

Jamie Peltzer

Jamie Peltzer

STATE OF Virginia

COUNTY OF Prince William County, VA

On this 7th day of April, 2026, before me personally appeared Michael W. Peltzer and Jamie Peltzer, 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 7th day of April, 2026.

Mark Christopher Hewitt

Notary Signature

My commission expires: 02/28/2027

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Mark Christopher Hewitt

REGISTRATION NUMBER
8049360
COMMISSION EXPIRES
February 28, 2027

Notarized remotely online using communication technology via Proof.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 7, 2024 (date of document).

Jennifer Pennell

April 8, 2024

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 8, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal