NEW OWNER:
CHERYL SUTHERLAND
1310 WAXWING DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
American Pacific Mortgage Corporation
3000 Lava Ridge Ct, Ste 200
Roseville, CA 95661

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0552

Map & Parcel
098060B03800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1415242 DEEDWARR
05/04/2026 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,768.60
20260504-0039490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Eight Thousand and 00/100 Dollars ($478,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REBECCA ROSE LEGER nka REBECCA ROSE HURWITZ, SUCCESSOR TRUSTEE OF THE LOWELL L. PETTERSON AND ELIZABETH D. PETTERSON REVOCABLE LIVING TRUST,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHERYL SUTHERLAND, an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County, Tennessee, being Unit A of Lot 68D on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 20051122-0141076, and as shown on the Plat of record in Instrument No. 20051104-0133897, Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to LOWELL L. PETTERSON and ELIZABETH D. PETTERSON, TRUSTEES OF THE LOWELL L. PETTERSON and ELIZABETH D. PETTERSON REVOCABLE LIVING TRUST, by Warranty Deed from Sandra G. Taylor, unmarried, dated December 28, 2011, and of record in Instrument No. 20120104-0000574, Register's Office for DAVIDSON County, Tennessee. Lowell L. Petterson is now deceased; therefore, Elizabeth D. Petterson is the sole remaining

Trustee of the Lowell L. Petterson and Elizabeth D. Petterson Revocable Living Trust. However, Elizabeth D. Petterson has been determined to be incompetent. Pursuant to the Certification of Trust, of record in Instrument No. 202605040039489, in the Register's Office for Davidson County, Tennessee, Rebecca Rose Leger nka Rebecca Rose Hurwitz is the Successor Trustee of THE LOWELL L. PETTERSON and ELIZABETH D. PETTERSON REBOCABLE LIVING TRUST.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **1310 WAXWING DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters as set forth in Instrument No. 20051122-0141076, Instrument No. 20051104-0133897, and Surveyor's Certificate of Correction in Instrument No. 20060608-0067981, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of April, 2026.

THE LOWELL L. PETTERSON AND ELIZABETH D. PETTERSON REVOCABLE LIVING TRUST

Rebecca Rose Hurwitz

BY: REBECCA ROSE HURWITZ,
SUCCESSOR TRUSTEE

STATE OF MONTANA

COUNTY OF Gallatin

Before me, the undersigned authority of the State and County aforesaid, personally appeared **REBECCA ROSE HURWITZ,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be a Successor Trustee of **"THE LOWELL L. PETTERSON AND ELIZABETH D. PETTERSON REVOCABLE LIVING TRUST",** and with the authority to do so executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of April, 2026.

NOTARY PUBLIC

My commission expires: 2-18-29

MELANIE MILLER
Notary Public
for the State of Montana
Residing at:
Manhattan, Montana
My Commission Expires:
February 18, 2029

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The actual consideration or value, whichever is greater, for this transfer is **$478,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30 day of April, 2026.

NOTARY PUBLIC

My commission expires: 2-18-29

MELANIE MILLER
Notary Public
for the State of Montana
Residing at:
Manhattan, Montana
My Commission Expires:
February 18, 2029

MELANIE MILLER
Notary Public
for the State of Montana
Residing at:
Manhattan, Montana
My Commission Expires:
February 18, 2029

Certification of Recorded Documents

I, Karen Suggs, 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 30, 2026.

Karen Suggs

(AFFIANT) – Karen Suggs

04/30/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of April, 2026.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY