Karen Johnson Davidson County
Batch# 1420838 DEEDWARR
05/14/2026 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260514-0043554

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/29/29
(AFFIX SEAL)

WILLIAMSON COUNTY KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC

Y-ON-26-933

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Vincent and Thomas Landrum	New owners	
(NAME)	(NAME)	**081-16-4A-001.00-CO**
933 Warren Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW PETERSON AND CYANN PETERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB VINCENT AND THOMAS LANDRUM, SPOUSES MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, Durani Court, a Horizontal Property Regime with Private Elements of record in Exhibit "B", as shown in the Declaration of Covenants, Conditions and Restrictions for Durani Court, a Horizontal Property Regime with Private Elements of record in Instrument Number 20200213-0016460, 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 Andrew Peterson and Cyann Peterson, husband and wife by Warranty Deed from Hamidullah Durani and Khalida Durani, husband and wife of record in Instrument No. 20211112-0150752 Register's Office for Davidson County, Tennessee, dated November 08, 2021 and recorded on November 12, 2021.

This conveyance is subject to:
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 33, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200213-0016460, Register's Office for Davidson County, Tennessee.
- Durani Court Homeowner's Association, Inc of record in Instrument Number 20200226-0021497, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20220627-0073487, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **933 Warren Street, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th DAY OF MAY, 2026.

Andrew Peterson

Andrew Peterson

Cyann Peterson

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW PETERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2026.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYANN PETERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2026.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, J. Trent Lehman, 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 5/14/26.

Date

Affiant Signature

5/14/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of May, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

