Karen Johnson
Batch # 1423373
05/21/2026 08:39:27 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260521-0045914

# WARRANTY DEED

FROM:

Loukas Peterson, Trustee of the
James G. Spann Living Trust,
established by the Revocable Trust
Agreement of James G. Spann
dated April 26, 2023

**THIS INSTRUMENT PREPARED BY:**

L. R. DeMarco, Attorney at Law
107 Music City Circle, Suite 105
Nashville, Tennessee 37214
615-490-8778

TO:

Stacy Peterson
Loukas Peterson, individually
Jacob Peterson

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| Stacy Peterson<br>Loukas Peterson<br>Jacob Peterson<br>6541 Cornwall Drive<br>Nashville, TN 37205 | SAME | Map: 115 10 0<br>Parcel: 020.00 |

This transfer is exempt from real estate transfer tax pursuant to T.C.A. 67-4-409(a)(1)C)(viii)

For and in consideration of the sum of Ten and .00/100 dollars ($10.00) cash in and paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Loukas Peterson, Trustee of the James G. Spann Living Trust, established by the Revocable Trust Agreement of James G. Spann dated April 26, 2023, hereinafter called the Grantor, for the purposes of transferring the Grantor's entire ownership interest in the subject real estate from a revokable trust agreement conveyed to James G. Spann and/or Loukas Peterson on April 26, 2023,

and James G. Spann having since died on July 2, 2025, has bargained and sold, and by these presents does transfer and convey unto Stacy Peterson, Loukas Peterson, individually, and Jacob Peterson, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Parcel 1
Being Lot No. 183 on the Plan of the resubdivion of Lots 182, 183, 193, 194, 195 and 195a, West Meade Estates, Section 2, as of record in Book 3500, page 100, Register's Office for said County. Said Lot No. 183 fronts 75.00 feet on the westerly side of Cornwall Drive and extends back 385.00 feet on the southerly line and 253.65 feet on the northerly line to a dead line in the rear, measuring 274.0 feet thereon.

Parcel 2
Land in Davidson County, Tennessee, being that portion of Lot No. 181 on the Plan of West Meade Estate, Section II, of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee, which became part of Lot No. 183 on the Plan of the Resubdivision of Lots 181 & 183, West Meade Estates, Section Two, of record in Book 8250, page 650, Register's Office for said County, to which resubdivision plan reference is hereby made for a more complete description.

Being the same property conveyed by quitclaim deed from Janet A. Spann to James G. Spann and/or Loukas Peterson, Trustees, dated April 26, 2023, and recorded in Instrument Number 20230517-0036910, and by Scrivener's Affidavit of Correction dated September 15, 2023 and recorded in Instrument Number 20230915-0072628 as the name of the trust was inadvertently not included in the above referenced deed and corrected to read: "James G. Spann and/or Loukas Peterson, Trustees of the James G. Spann Living Trust, established by the Revocable Trust Agreement of James G. Spann dated April 26, 2023."

This is improved property known as 6541 Cornwall Drive, Nashville, Tennessee 37205.

A new legal description was not prepared for this transaction. The legal transaction is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's state and county taxes, which have been assumed by the Grantees.

2. All matters of record.

**TO HAVE AND TO HOLD** the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, the Grantees' successors, heirs and assigns forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 18th day of May, 2026.

LOUKAS PETERSON,
Trustee of the James G. Spann Living Trust,
Established by the Revocable Trust Agreement
of James G. Spann dated April 26, 2023

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 Loukas Peterson,Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, this 18th day of May, 2026.

L. R. DEMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10-4-27

**This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.**