WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435627 DEEDWARR
06/17/2026 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20260617-0055172

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JUNE, 2026.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2030

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine Buford, Kenya Buford & Kabrina Webb	New Owners	164-06-0A-040.00
(NAME)	(NAME)	
4316 Summercrest Boulevard, Unit 507		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Larry G. Peterson and wife, Dinah L. Peterson**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Katherine Buford, unmarried, Kenya Burford, unmarried and Kabrina Webb, unmarried,** hereinafter called the GRANTEE(S), his/her/their 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 all of Unit No. 40, together with Garage Unit G#7, all on the Plan of Final Plat of Autumn Glen, Section I, a Condominium Regime, as shown by plat appearing of record in Instrument No. 20020926-0117438, and as established by Master Deed and By-Laws filed for record in Instrument No. 20030929-0143614, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Larry G. Peterson and wife, Dinah L. Peterson, with a life estate to Jean A. Peterson, from MainStreet Homes, LLC, a Tennessee limited liability company, by Warranty Deed of Correction dated October 13, 2006 and recorded October 16, 2006 in Instrument #20061016-0127884, said Register's Office. Said Warranty Deed of Correction filed to correct the legal description of Warranty Deed of record in Instrument #20060913-0113236 to add the Garage space which was erroneously not included. Further, see Quitclaim and Exchange Deed of record in Instrument #20120627-0056274, which exchanges the erroneously conveyed Garage Unit G6 with the correct Garage Unit G7. The life estate of the said Jean A. Peterson terminated upon her death January 9, 2026.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

NotaryCam Doc ID: ea4d215a-1ed8-4496-9bf3-2c232c38b7c6

unimproved ☐

This is improved ☒ 4316 Summercrest Boulevard, Unit 507, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 15 date of June, 2026.

Larry G Peterson

Larry G. Peterson

Dinah L Peterson

Dinah L. Peterson

State of Florida
County of Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry G. Peterson and Dinah L. Peterson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15 day of June, 2026.

Graig Raoul

Notary Public: Graig Raoul
My Commission Expires: 6/8/2028

Graig Raoul
Commission No. HH526302
Expires: June 08, 2028
Notary Public-State of Florida

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: ea4d215a-1ed8-4496-9bf3-2c232c38b7c6

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 June 15, 26 (date of document).

Jennifer Pennell

June 17, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 17, 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