Karen Johnson Davidson County
Batch# 1445530 DEEDWARR
07/13/2026 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20260713-0062981

WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-355

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bianca Petersen, Kevin Petersen, and Judith Petersen	Same as new owner	086 04 0B 042.00
(NAME) 4905 Tulip Grove Lane	(NAME)	
(ADDRESS) Nashville, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Wilson and Allison Wilson, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Bianca Petersen and Kevin Petersen, wife and husband, and Judith Petersen, a married woman, as joint tenants with right of survivorship** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 4905 Tulip Grove Lane, Nashville, TN 37076.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 13th day of July, 2026.

GRANTOR:

William Wilson

Allison Wilson

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Wilson and Allison Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 13th day of July, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 02/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 72 on the Plan of FIRST REVISION, SECTION TWO, SUNSET OAKS, of record in Plat Book 7900, Page 942, 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 William Wilson and Allison Wilson, husband and wife, by Warranty Deed from Eddie B. Mosley and Lori M. Mosley, husband and wife, of record in Instrument No. 20250728-0059430, in the Register's Office of Davidson County, Tennessee, dated July 28, 2025 and recorded on July 28, 2025.

Being the same property conveyed to Eddie B. Mosley and wife, Lori M. Mosley, by Warranty Deed from Frank Batson Homes, Inc., of record in Book 9938, Page 322, in the Register's Office of Davidson County, Tennessee, dated January 31, 1996 and recorded on February 05, 1996.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 13, 2026.

Affiant Signature

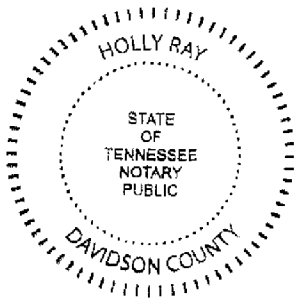
July 13, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of July, 2026.



Notary's Signature

My Commission Expires: 03/09/27