Karen Johnson Davidson County
Batch# 1451550 DEEDWARR
07/24/2026 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260724-0067743

WARRANTY DEED

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. BC-26-455

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Smith and Katherine Elizabeth Buesser	New Owner	
(NAME) 1416 Woodland St	(NAME) **Property**	083-09-0-425.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENT J. PETERSON, A SINGLE MAN AND RANDALL W. MOORE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE ELIZABETH BUESSER, A SINGLE WOMAN AND ZACHARY SMITH, A SINGLE MAN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Being part of Lot No. 9 in Block "A" on the Plan of the LINDSLEY HOMEPLACE of record in Plan Book 2, Page 92 of the Chancery Court at Nashville, Tennessee, described according to a map thereof made June 15, 1902, by H.W. Lyle, Surveyor, of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Woodland Street, as widened, 50.0 feet West of the Southwest corner of said Woodland Street as widened and 15th Street; thence with the Southerly margin of said Woodland Street as widened, 50.0 feet to the corner of Lots No. 8 and 9 in said Plan of the Lindsley Homeplace; thence Southerly with the line between said Lots 8 and 9, 160.0 feet; thence Easterly 50.0 feet to the line between said Lot No. 9 and Lot No. 10 on said Plan of the Lindsley Homeplace; and thence Northerly with said line between said Lots No. 9 and 10, 160.0 feet to the beginning.

Being the same property conveyed to Brent J. Peterson and Randall W. Moore, both unmarried, as joint tenants with right of survivorship by Warranty Deed of record in Book 9389, page 329, dated June 20, 1994 and recorded June 27, 1994 and re-record in Book 11045, Page 506 in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1416 Woodland St, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand this 24th day of July, 2026.

Brent J Peterson by [illegible]

attorney in fact

Brent J. Peterson by Ryan Lux,
his Attorney-In-Fact

Randall W. Moore by [illegible]

attorney in fact

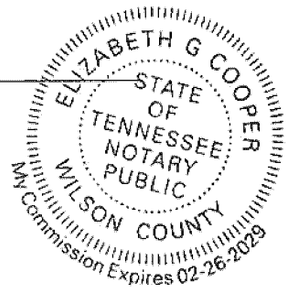
Randall W. Moore by Ryan Lux,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Brent J. Peterson and Randall W. Moore,** and that this instrument was executed on behalf of the said **Brent J. Peterson and Randall W. Moore** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 24th day of July, 2026.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Harly Pickerign, 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 **7/24/26**.

Date

Affiant Signature

7/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **July**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)