Karen Johnson Davidson County
Batch# 1470729 DEEDWARR
09/10/2026 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,909.20
20260910-0083865

WARRANTY DEED

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER 2026.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Shannon L. Crutcher, Esq.
Bowie Land Title, LLC
2671 Fairview Boulevard, Suite 104
Fairview, Tennessee 37062

NAME & ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Shane Boatman and Jennifer Boatman 528 Achievement Dr. Nashville, TN 37209	New Owner	090-16-0-199.00

FOR AND IN CONSIDERATION of the sum of Ten and No Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **Jeramie A. Peterson and Leslie M. Peterson, husband and wife,** hereinafter called Grantor, have this day bargained and sold and by these presents do transfer and convey unto **Michael Shane Boatman and Jennifer Boatman, husband and wife, as to an undivided 50% interest, and Howard E. Cage Jr., a married man, as to an undivided 50% interest,** hereinafter called Grantee (**Michael Shane Boatman and Jennifer Boatman, as tenants by the entirety, shall have an express right of survivorship in and to the undivided 50% interest of Howard E. Cage Jr. No reciprocal right of survivorship is created in favor of Howard E. Cage Jr. in or to the undivided 50% interest of Michael Shane Boatman and Jennifer Boatman),** their heirs, successors and assigns, a certain tract or parcel of land lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 501, as shown on the map entitled CHARLOTTE PARK, SECTION SEVEN, of record as Book 2663, Page(s) 122, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeramie A. Peterson and wife, Leslie M. Peterson, Husband and Wife, by Quitclaim Deed from Peterson Real Estate Investments LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240801-0058551, in the Register's Office of Davidson County, Tennessee, dated July 26, 2024 and recorded on August 01, 2024.

Being the same property previously conveyed to Peterson Real Estate Investments LLC, a Tennessee Limited Liability Company, by Warranty Deed from Letta A. Goforth, Unmarried, of record in Instrument No. 20221219-0130933, in the Register's Office of Davidson County, Tennessee, dated December 16, 2022 and recorded on December 19, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for year 2026 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION SEVEN, as recorded in 2663, Page(s) 122.

3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2881, Page 350.

4. Agreement as set forth in instrument recorded in Book 2593, Page 566.

5. Charter for Charlotte Park Owners Association, Inc. recorded in Instrument No. 20200710-0075846.

This conveyance is further subject to (a) all applicable zoning ordinances (b) utility, sewer, drainage and other easements of record, (c) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (d) building restrictions, and (e) other matters of public record.

This is improved property known as 523 Achievement Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with all appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has full power and lawful authority to sell and convey same and that the title thereto is free, clear and unencumbered, unless otherwise herein set out.

Grantor further covenants to forever warrant and defend title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. 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.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on the 3rd day of September 2026.

JERAMIE A. PETERSON

LESLIE M. PETERSON

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, **Jeramie A. Peterson and Leslie M. Peterson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who executed the foregoing Instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September 2026.

NOTARY PUBLIC

My Commission Expires: 3-24-2027

EMILY H PROPHET
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/24/2027
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, SHANNON CRUTCHER, 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

9-3-26.
Date

Shannon L Crutcher
Affiant Signature

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me this 3 day of SEPTEMBER, 2026.

A Crutcher
Notary's Signature

My Commission Expires: 04/03/2029
Date

Notary's Seal (if on paper)

