WARRANTY DEED

File #2026081721

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/16/30
(AFFIX SEAL)

VANESSA E ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson
Batch # 1471836
09/11/2026 10:02:23 AM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20260911-0084440

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Petree and Angelia Janee Petree	PennyMac Loan Service, LLC	172-14-0B-092.00-CO
(NAME)	(NAME) 3043 Townsgate Road Ste 200	
(ADDRESS)	(ADDRESS) Westlake Village CA 91361	
(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, **William Carlton Nichols, II and Lauren Elizabeth Nichols, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Petree and Angelia Janee Petree, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 92 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, as shown by plat and survey of record in Instrument No. 20010313-0024108, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Carlton Nichols II and Lauren Elizabeth Nichols, husband and wife by Warranty Deed from Richard G. Dauer and Donna Dauer, husband and wife of record in Instrument No. 20211216-0166693 Register's Office for Davidson County, Tennessee, dated December 13, 2021 and recorded on December 16, 2021.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20010313-0024108, Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Winfield Park of record in Book 11113, Page 691, amended in Instrument No. 20001211-0122000 and Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee, By-Laws of record in Book 11113, Page 717, Register's Office for Davidson County, Tennessee.; Easement agreement of record in Book 11124, Page 852, Register's Office for Davidson County, Tennessee.; Easement to BellSouth of record in Book 11628, Page 204, Register's Office for Davidson County, Tennessee.; Easement for ingress and egress of record in Book 5552, Page 857, Register's Office for Davidson County, Tennessee.; Quitclaim Deed of common area to HOA of record in Instrument No. 20020515-0059528, Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements

unimproved ☐
This is improved ☒ property, known as **4512 Winfield Dr, Nashville,TN,37211**

(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 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 hands this 10th day of September, 2026.

William Carlton Nichols, II

Lauren Elizabeth Nichols

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared William Carlton Nichols, II and Lauren Elizabeth Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 10th day of September, 2026.

Notary Public

Commission expires:

3/14/30

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128