WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203 161452

Karen Johnson Davidson County
Batch# 250415 DEEDWARR
06/28/2019 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190628-0063162

File No. **WARRANTY DEED**

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 1/3/2023

(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Harris	US Bank ~~New Owner~~	141-06-0A-078.00
(NAME)	(NAME)	
908 Dove Ridge Circle	7601 Penn Ave S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,Brad Dineen Peters and Linda Jean Peters as Trustees of the **Joint Revocable Trust of Brad Dineen Peters and Linda Jean Peters, Dated 12/11/2014,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Harris, an unmarried man,** 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 Number 55 on the Plan of the Re-subdivision of Lots 54 & 55, Poplar Ridge, Section Six of record in Instrument #20190516-0046401, Register's Office of Davidson County, Tennessee, to which is hereby made for a more complete description.

Being the same property conveyed to Joint Revocable Trust of Brad Dineen Peters and Linda Jean Peters, dated 12/11/2014 by Warranty Deed dated 05/28/2015 from Linda J. Peters of recorded in Official Records Instrument No. 20150406-0029865, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 908 Dove Ridge Cir., Nashville, TN 37221
(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.

Joint Revocable Trust of Brad Dineen Peters AND Linda Jean Peters, Dated 12/11/2014

Brad Dineen Peters
Trustee

Linda Jean Peters
Trustee

Witness my/our hands this 25th day of June, 2019.

State of Tennessee
County of

Personally appeared before me Brad Dineen Peters and Linda Jean Peters, as Trustees of the Joint Revocable Trust of Brad Dineen Peters and Linda Jean Peters, Dated 12/11/2014, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2019.

Notary Public Julie Masterson
My Commission Expires: Oct. 17, 2022



File No.: 19-0214

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

