Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0256

Karen Johnson Davidson County
Batch# 386340 **DEEDWARR**
04/15/2020 02:57:22 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200415-0039610

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Denise Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of April, 2020

Debbie Mann
Notary Public

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Baer and Jeffrey Kirkland 5045 Hillsboro Road #101 Nashville, TN 37215	NEW OWNER	131-05-0B-101.00CO

WARRANTY DEED

FOR AND IN 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,

Chris Peltier, Individually and as Administrator of the Estate of Allen Nelson Peltier

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Baer and Jeffrey Kirkland, joint tenants with rights of survivorship

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 101 of Four Seasons Condominium a horizontal property regime pursuant to the Tennessee Horizontal Act, as shown on the Plan of record in Book 5050, page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Allen N. Peltier, unmarried, by Warranty Deed from Four Seasons Associates, Inc., a Tennessee Corporation, dated June 10, 1986 and recorded on June 12, 1986 of record in Book 6885, page 562, Register's Office for Davidson County, Tennessee. The said Allen N. Peltier has since died. By Affidavit of Heirship of record in Instrument No. 20200415-0039609, Christopher Allen Peltier was established as the heir at law of Allen Nelson Peltier in Docket No. 19P1379, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: Property address - 101 Summit Ridge Court, Nashville, TN 37215. Mailing Address – 5045 Hillsboro Road #101, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of April, 2020.

Estate of Allen Nelson Peltier

By: _____
Chris Peltier, Administrator

_____
Chris Peltier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chris Peltier, Administrator of the Estate of Allen Nelson Peltier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of April, 2020.

_____
Notary Public
My Commission Expires: 12-11-27

(Notary Seal)

CHRIS MULE'
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chris Peltier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of April, 2020.

_____
Notary Public
My Commission Expires: 12-11-23

(Notary Seal)

CHRIS MULE'
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY