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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200527141**<br><br>Karen Johnson Davidson County<br>Batch# 419415 DEEDWARR<br>06/18/2020 02:56:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,102.60<br>20200618-0064596 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $298,000.00 ~~297,500.00~~.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of June, 2020.<br><br>Notary Public<br>My Commission Expires: 4-10-23 |

SABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Keenan Mack and Brittney Ervin<br>2162 Brookview Drive<br>Nashville TN 37214 | New Owner | Tax Parcel ID No.<br>084-14-0-043.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Shipp, devisee under the Last Will & Testament of Peggy Teasley Armes** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keenan T. Mack, a single man, and Brittney R. Ervin, a single woman**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 66 on the Plan of Donelson Meadows, Section 2, of record in Plat Book 2133, pages 100 and 101, Register' s Office, Davidson County, Tennessee.

SAID part of Lot No. 66 fronts 69.14 feet on the easterly margin of Brookview Drive and extends back, 230 feet on the northwesterly line and 245.6 feet on the southeasterly line to a dead line in the rear on which it measures 86.2 feet.

Being the same property conveyed to PEGGY J. TEASLEY, by deed from WILLIAM L. DISSPAYNE and wife, LINDA B. DISSPAYNE, of record in Book 5219, page 331, dated October 31, 1977, said Register's Office.

PEGGY J. TEASLEY, A/K/A PEGGY TEASLEY ARMES died on or about April 19, 2014. Her Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 14P713 and a certified copy of record in Instrument No. 20190701-006380, said Register's Office, devised the said property to ANN SHIPP as to a life estate coupled with an interest.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 084-14-0-043.00.

Matters shown on the Plan of record in Plat Book 2133, pages 100 and 101, said Register's Office. Utility Easement of record in Book 2499, page 305, said Register's Office.

Ingress/Egress Easement contained in deed of record in Book 4207, page 456 , said Register's Office.

This is improved property located at 2162 Brookview Drive Nashville TN 37214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 12th day of June, 2020.

Ann Shipp

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Shipp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

