Name and Address of New Owner and
Send Tax Bills To:
Jarod Peace
5109 Williamsburg Road
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 459551 DEEDWARR
08/19/2020 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20200819-0093132

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 147-15-0-122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Verney W. Boyett and Deborah J. Boyett, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jarod Peace**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Verney W. Boyett by Warranty deed from Brian K. Matney, an unmarried of record in Instrument No. 20101209-0097947 Register's Office for Davidson County, Tennessee, dated November 09, 2010 and recorded on December 9, 2010.

Being the same property conveyed to Verney W. Boyett and wife, Deborah J. Boyett by Quitclaim deed from Verney W. Boyett of record in Instrument No. 20110518-0038019 Register's Office for Davidson County, Tennessee, dated March 24, 2011 and recorded on May 18, 2011.

Being also known as 553 Whispering Hills Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of August, 2020.

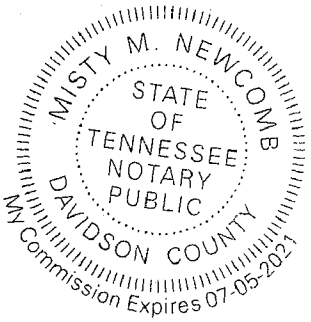
Verney W. Boyett

Deborah J. Boyett

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Verney W. Boyett and Deborah J. Boyett, the within named bargainors, 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. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Notary Signature



AFFIDAVIT OF VALUE

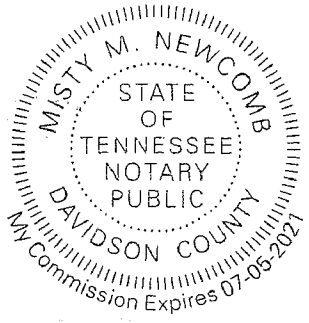
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14th day of August, 2020.

Notary Public



True Copy Certification

I, Steve Berneman 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021