STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Janice Singleton
Affiant

Karen Johnson Davidson County
Batch# 470878 DEEDWARR
09/04/2020 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200904-0101351

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2020.

Theresa J. Wiggington
Notary Public
MY COMMISSION EXPIRES: 2.2.2021
File No. G20-9795

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

LL# 9637-5

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven R. Peltzer and Michael W. Peltzer (NAME)	Cardinal Financial Company DBA Peoples Home Equity (NAME)	025-15-0-039.00
275 Highland Heights Dr. (STREET ADDRESS)	3701 Arco Corporate Dr. #200 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Charlotte, NC 28273 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Danny W. Pentecost and Teresa L. Pentecost, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven R. Peltzer, a married man, and Michael W. Peltzer, an unmarried man, as joint tenants with right 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 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. 5, on the plan of Rolling Meadows, as shown on plat of record in Plat Book 6250, Page 173 (referenced as Plat Book 6969, page 920 in the previous deed), in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Danny W. Pentecost and Teresa L. Pentecost, husband and wife, by Warranty Deed from Larry S. Collier and Suzanne S. Coller, husband and wife, dated 3/31/2004 and recorded 4/5/2004 in Instrument Number 20040405-0038137, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 275 Highland Heights Drive, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 4th day of September, 2020.

Danny W. Pentecost

Teresa L. Pentecost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2020, before me personally appeared Danny W. Pentecost and Teresa L. Pentecost to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2020.

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 12223

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY