Karen Johnson Davidson County
Batch# 487987 DEEDWARR
10/02/2020 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $5,993.84
20201002-0114062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,619,956.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/19/2022
(AFFIX SEAL)

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Simmons Bank, Trustee for the Kelly Elizabeth Larsen Irrevocable Trust	Simmons Bank, Trustee for the Kelly Elizabeth Larsen Irrevocable Trust	Parcel ID: 132-09-0-020.00
(NAME) 2911 Turtle Creek Blvd. Suite 850	(NAME) 2911 Turtle Creek Blvd. Suite 850	
(ADDRESS) Dallas TX 75219	(ADDRESS) Dallas TX 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Province Builders, LLC, a Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Simmons Bank, Trustee for the Kelly Elizabeth Larsen Irrevocable Trust**, 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 No. 2 on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W.B. Southgate, Surveyor as follows:

Beginning in the center of Lea Avenue at a point North 2 degrees 30 minutes 400.00 feet from the center of Battery Road, said point being the corner of Lot Nos. 1 and 2 on said plan; thence with the line between said two lots, Westwardly 215.0 feet; thence Northwardly 100.00 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots, Eastwardly 214.34 feet to the center of Lea Avenue; thence with said Avenue, South 2 degrees 30 minutes, 100.00 feet to the beginning.

Being the same property conveyed to Eric Peacock, a married man, By Warranty Deed from F. Reid Shippen, unmarried dated February 28, 2018 recorded March 21, 2018, of record as Instrument No. 20180301-0019374 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Eric Peacock and wife, Erin Peacock, By Quitclaim Deed from Eric Peacock dated March 21, 2018 recorded March 23, 2018, of record as Instrument No. 20180323-0027471 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Province Builders, LLC, a Limited Liability Company, By Warranty Deed from Erin Peacock and Eric Peacock, wife and husband dated August 28, 2019 recorded August 30, 2019, of record as Instrument No. 20190830-0087960 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4427 Lealand Lane, Nashville, TN 37204

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.

Witness our hands this 21 day of September 2020

Province Builders, LLC

BY: _____
John Swift, Member

STATE OF TENNESSEE
COUNTY OF DEKALB

Before me, a Notary Public in and for the aforesaid state and county, personally appeared John Swift., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of Province Builders, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by himself as such Member.

Witness my hand and official seal, this the 21st of September, 2020.

Katherine Ann Harris
Notary Public

My Commission Expires: 9/19/2022

(SEAL)

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

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

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)