Name and Address of New Owner:
Wesley Peace and Megan Peace
118 Fern Avenue, B
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 495674 DEEDWARR
10/14/2020 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,048.80
20201014-0119410

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 71 14 M 2.00 CO

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, **Melissa Coble, Unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wesley Peace and Megan Peace, husband and wife**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 118 FERN AVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20171113-0116312 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", 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 MELISSA COBLE BY WARRANTY DEED FROM HEITHCOCK CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON FEBRUARY 1, 2019, OF RECORD IN INSTRUMENT NO. 20190201-0009786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING PART OF THE SAME PROPERTY CONVEYED TO HEITHCOCK CONSTRUCTION LLC BY WARRANTY DEED FROM MATHEW STRADER, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20140318-0022331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 14, 2014 AND RECORDED ON MARCH 18, 2014.

THIS IS IMPROVED PROPERTY KNOWN AS 118B FERN AVE., NASHVILLE, TN 37207.

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 9th day of October, 2020.

Melissa Coble (SEAL)
Melissa Coble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2020, before me personally appeared Melissa Coble, 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 9th day of October, 2020.

VANESSA ENID CENTENO
Notary Public
Kentucky - State at Large
My Commission Expires Jul 10, 2023

Vanessa Enid Centeno
Notary Signature (Vanessa Enid Guerrero)
My commission expires: 07-10-2023 Notary ID 626493

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Kentucky)
COUNTY OF ~~DAVIDSON~~ Warren)

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 $824,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Coble
(Affiant)

VANESSA ENID CENTENO
Notary Public
Kentucky - State at Large
My Commission Expires Jul 10, 2023

Sworn to and subscribed before me this
9th day of October, 2020.

Vanessa Enid Centeno
Notary Public (Vanessa Enid Guerrero)
My commission expires: 07-10-2023
File No. 2020-1691
Notary ID 626493

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022