Name and Address of New Owner:
David Cronin and Mirlande Cronin
2640 Pennington Avenue
Nashville, TN 37216

Send Tax Bills To:
7575 Huntington Park Drive
Columbus, OH 43235

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 507289 DEEDWARR
11/02/2020 10:28:02 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20201102-0127690

Map & Parcel No: 072-11-3O-002.00-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, **Logan T. Peltier and Jamie S. Peltier, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Cronin and Mirlande Cronin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2640, together with common areas, as established by Declaration of Protective Covenants, Conditions and Restrictions for 2638 Pennington Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170515-0048236, 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 Logan T. Peltier and Jamie S. Peltier, husband and wife, by Warranty Deed from Jackson Valley Land Partners, LLC of record in Instrument No. 20180529-0051041 Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on May 29, 2018. (Value of consideration shown in aforementioned deed $415,000.00.)

Being also known as 2640 Pennington Avenue, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14 SBR 21 2020

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 23rd day of October, 2020.

Logan T. Peltier (SEAL)
Logan T. Peltier

Jamie S. Peltier (SEAL)
Jamie S. Peltier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Logan T. Peltier and Jamie S. Peltier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 23rd day of October, 2020.

Deanie L. Gregory
Notary Public
My commission expires: 7-5-2021

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 $520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Logan Peltier
(Affiant)

Sworn to and subscribed before me this
23rd day of October, 2020.

Deanie L. Gregory
Notary Public
My commission expires: 7-5-2021

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 2020-1074