Karen Johnson Davidson County
Batch# 512247 DEEDWARR
11/09/2020 12:19:30 PM 5 pgs
Fees: $28.00 Taxes: $851.00
20201109-0131379

Name and Address of New Owner:
Lynn Crabtree Peck and Joshua John Peck
237 Summit Ridge Drive
Nashville, TN 37215

Send Tax Bills To:
New Owners
9471 Winston Drive
Brentwood, TN
37027

This Instrument Prepared By:
CLOSED HOM LLC
836 North Thompson Lane
Suite 1D
Murfreesboro, TN 37129

#35812

Map & Parcel No: 131-05-0B-237.00-C

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, **Christopher William McComb and Katelyne Stephanie Meier, husband and wife, as to a 50% undivided interest, and William Stewart McComb, as to a 50% undivided interest,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lynn Crabtree Peck and Joshua John Peck, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 237, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted in the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Christopher William McComb and Katelyne Stephanie Meier, husband and wife, as to a 50% undivided interest and William Stewart McComb, as to a 50% undivided interest, be deed dated 01/10/2017 from Brannan A. Wilson n/k/a Brannan A. Moreland, married, of record in Instrument Number 20170117-0004701, Register's Office for Davidson County, Tennessee.

This is improved property also known as 237 Summit Ridge Drive, Nashville, Tennessee 37215.

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This conveyance is subject to the following:

1.) Covenants, Conditions, Restrictions, and Agreements contained in the Master Deed (and By-Laws) of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.
3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

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

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24 day of October, 2020.

Christopher William McComb
Christopher William McComb

Katelyne Stephanie Meier
Katelyne Stephanie Meier

William Stewart McComb
William Stewart McComb

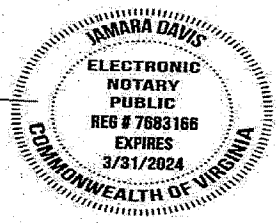
NotaryCam DocID:5f93805f682ec10816395f74

STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher William McComb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of October, 2020.

Jamara Davis
NOTARY PUBLIC
My commission expires: 3/31/2024



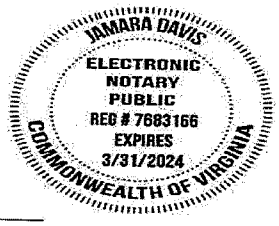
(SEAL)

STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katelyne Stephanie Meier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of October, 2020.

Jamara Davis
NOTARY PUBLIC
My commission expires: 3/31/2024



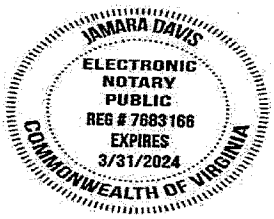
(SEAL)

STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Stewart McComb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of October, 2020.

Jamara Davis
NOTARY PUBLIC
My commission expires: 3/31/2024



(SEAL)

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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 $230,000.00, 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 24th day of October, 2020.

Notary Public
My commission expires: October 2, 2023



File No. 2020-551

NotaryCam DocID:5f93805f682ec10816395f74

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

