...an Johnson Davidson County
Batch# 520687 DEEDWARR
11/24/2020 11:16:00 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20201124-0137792

WARRANTY DEED

2020-1940

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of November, 2020.

(Affix Seal) Notary Public
My Commission Expires:

DORA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dora C. McPeak and Brett K. Beeler 6120 Pennsylvania Avenue Nashville, TN 37209	NEW OWNER	091.02-3L-001.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elisabeth Smith and Casey Smith**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey **Dora C. McPeak, an unmarried woman and Brett K. Beeler, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Unit A of 6120 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6120 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171004-0101866, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of 6120 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171004-0101866, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Elisabeth Bennett and Casey Smith, by Warranty Deed from 6120 Pennsylvania, LLC, a Tennessee limited liability company, of record in Instrument No. 20160314-0023868, in the Register's Office of Davidson County, Tennessee, dated March 11, 2016 and recorded on March 14, 2016.

( ) unimproved
This is (X) improved property know as 6120 Pennsylvania Avenue, Nashville, TN 37209.

. TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 19th day of November, 2020

Elisabeth Smith

Casey Smith

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Elisabeth Smith and Casey Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of November, 2020.

Notary Public
My Commission Expires: 6-24-2023

