NEW OWNER:
Piper Peterson
5415 Knob Road
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-416

MAP & PARCEL
103-07-0-067.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 523459 **DEEDWARR**
12/02/2020 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,280.20

20201202-0140056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY SIX THOUSAND AND 00/100 DOLLARS ($346,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Michael Kelly and Meagan Myers Kelly, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Piper Peterson, a single woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, 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 Michael Kelly and Meagan Myers Kelly, husband and wife by Warranty deed from Rachel E. Leach nka Rachel L. Hudson and James H. Hudson, wife and husband of record in Instrument No. 20170901-0089907 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 01, 2017.

Being also known as 5415 Knob Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30 day of November, 2020.

Michael Kelly

Meagan Myers Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Michael Kelly and Meagan Myers Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of November, 2020.

NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**346,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of November, 2020.

NOTARY PUBLIC

My commission expires: May 9, 2023

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 9, 2023