Karen Johnson Davidson County
Batch# 524921 DEEDWARR
12/04/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20201204-0141455

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Ray Pevyhouse and Rhodora P. Pevyhouse	Acapia, LLC	Parcel ID: 181 03 0A 173.00
(NAME) 213 Cheoah Court	(NAME) 306 Northcreek Blvd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dianna Gee, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Ray Pevyhouse and Rhodora P. Pevyhouse, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being Lot No. 173 on the Plan of First Revision of Lots 167-176, Section Three, Indian Creek Estates of record in Plat at Instrument No. 20040802-0092214, Revision of Plat Book 9700, Page 817, 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 Dianna Gee, an unmarried woman By Warranty Deed from Sherry L. Carr, a widow dated 09/06/17 recorded 09/11/17, of record in Instrument Number: 201709110092791, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 213 Cheoah Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 Grantees, 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 our hands this 24th day of November 2020

Dianna Gee by MCP Attorney in Fact

Dianna Gee by Matthew C. Pietsch, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

I, The undersigned, a Notary Public in and for said County and State aforesaid, do certify that Matthew C. Pietsch, Attorney-in-Fact for Dianna Gee, an unmarried woman, whose name is signed to the writing above, bearing date on the 24th of November, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of Dianna Gee

Given under my hand this the 24th day of November, 2020.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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 law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY