Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Subscribed and sworn to before me this 29th day of December, 2020.

Notary Public
My commission expires: 03/31/24

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 547455 DEEDWARR
01/05/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $303.40
20210105-0001790

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew C. Peercy 7241 Wild Apple Court Antioch, TN 37013	Same	182-12-0A-120.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jennifer L. Schmidt, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey her entire interest to **Andrew C. Peercy, an unmarried man** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 225 on the Plan of Section 5 Apple Valley R-10 Residential PUD of record in Instrument No. 20060315-0029579 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for amore complete and accurate description

Being the same property conveyed to Andrew C. Peercy and Jennifer L, Schmidt by deed from Jana Korabecna a/k/a Jan Korabencna of record in Instrument No. 20150902-0089316 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20060317-0030920 and 20020724-0088783 and Book 5047 Page 661 and Book 5030 Page 982 and as amended or of record Register's Office for Davidson County, Tennessee.

2. By-Laws of Apple Valley Homeowners Association of record in Instrument No. 20020724-0088784

3. All matters appearing on the plan of Section 5 Apple Valley R-10 Residential PUD of record in Instrument No. 20060315-0029579 Register's Office for Davidson County, Tennessee.

4. Charter and Articles of Incorporation for Apple Valley Homeowners Association of record in Instrument No. 20020724-0088782 Register's Office for Davidson County, Tennessee.

5. The rights of others in and to the use of the waters located on the premises and the natural flow thereof.

6. Taxes and assessments for the year 2020 and subsequent years.

This property is improved property known as 7241 Wild Apple Court, Nashville, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 29th day of December, 2020.

Jennifer L. Schmidt

STATE OF Arizona
COUNTY OF Maricopa

On this 29th day of December, 2020, before me personally appeared Jennifer L. Schmidt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2020.

Notary Signature
My commission expires: 12/08/2023

JULIO D SOUFFLE-SANCHEZ
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 574713
My Commission Expires
December 8, 2023

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY