Karen Johnson Davidson County
Batch# 580214 DEEDWARR
03/01/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,290.93
20210301-0025273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,900.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

J-SB-37-20-1132

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Jennifer Tay	**New Owner**	
(NAME)	(NAME)	**052-09-0-059.00**
1132 Peter Pan St		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **TREVECCA AVENUE HOLDINGS, LLC A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER TAY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF PLAT OF A SUBDIVISION OF LOTS NO.20-21-24 AND 25 MONTAGUE SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 79, 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 RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP BY CORPORATE SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON HEAT 2004-7 OF RECORD IN INSTRUMENT NO. 20080523-0052985 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 30, 2008 AND RECORDED ON MAY 23, 2005. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $75,000.00.)

BEING THE SAME PROPERTY CONVEYED TO TREVECCA AVENUE HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM RARE EARTH PROPERTIES A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20190627-0062385 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 25, 2019 AND RECORDED ON JUNE 27, 2019. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $157,250.00.) BEING ALSO KNOWN AS 1132 PETER PAN ST MADISON, TENNESSEE 37115.

Being the same property conveyed to Trevecca Avenue Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Rare Earth Properties a Tennessee General Partnership of record in Instrument No. 20190627-0062385 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on June 27, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1132 Peter Pan St, Madison, Tennessee 37115**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12 DAY OF FEBRUARY, 2021.

Trevecca Avenue Holdings, LLC a Texas Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TREVECCA AVENUE HOLDINGS, LLC A TEXAS LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of February, 2021.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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 executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

