WARRANTY DEED

Karen Johnson Davidson County
Batch# 588597 DEEDWARR
03/10/2021 11:00:42 AM 2 pgs
Fees: $13.00 Taxes: $732.60

20210310-0031352

STATE OF Georgia Tennessee
COUNTY OF Fulton Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SAPRINA HAMILTON
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua Jeffrey Melson	New Owner	
(NAME)	(NAME)	
5170 Hickory Hollow Unit 254		163050B06500CO
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Leron M Peete, single** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Jeffrey Melson,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 65, A Horizontal Property Regime (Private Element), PHASE II, MILL PARK (Formerly Hickory Hollow Townhomes), as shown by plat of record in Instrument No. 20000706-0066999, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leron M. Peete by virtue of that certain Warranty Deed dated February 25, 2008, and being of record at Instrument No. 20080226-0018811 in the amount of $134,900.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5170 Hickory Hollow Pkwy Unit 254 Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of March, 2021.

Leron Peete

Leron M Peete

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Leron M Peete** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of March, 2021.

Nataejah Bullard

Notary Public

My Commission Expires: 01/07/2025

NATAEJAH BULLARD NOTARY PUBLIC DEKALB COUNTY, GEORGIA EXP. January 7, 2025