Karen Johnson Davidson County
Batch# 606649 DEEDWARR
04/05/2021 11:16:16 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20210405-0043863

Warranty Deed

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 5-25-22	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00 Affiant Subscribed and sworn to before me, this the 31st day of March, 2021. Notary Public My commission expires: 5-25-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles Andrew Robinson and Bertha Judith Romero-Gallo, Trustees of The Robinson and Romero Living Trust dated July 14, 2020	new owners	059-12-0-020.00
106 Lakewood Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZACHARY PEACH, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES ANDREW ROBINSON AND BERTHA JUDITH ROMERO-GALLO, TRUSTEES OF THE ROBINSON AND ROMERO LIVING TRUST DATED JULY 14, 2020**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 47 on the Plan of Section Two, Highland Trace Subdivision of record in Plat Book 5200, Page 616, 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 Charles G. Carter by Quitclaim deed from Jeffrey E. Newlin of record in Instrument No. 20181203-0117653 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on December 03, 2018.

Being the same property conveyed to Zachary Peach, a single man by Warranty deed from Charles G. Carter, an unmarried man of record in Instrument No. 20190306-0020707 Register's Office for Davidson County, Tennessee, dated March 01, 2019 and recorded on March 06, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2548 and 2550 Highland Trace Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2021.

Zachary Peach

Zachary Peach

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary Peach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2021.

OFFICIAL STAMP
MISTY D WINKLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 969649
MY COMMISSION EXPIRES JANUARY 8, 2022

Notary Public

My Commission Expires: 1/8/2022

McKinsey MP

~~McKenzie~~ **Peach**, spouse of **Zachary Peach**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

~~McKenzie~~ Peach

McKinsey MP

STATE OF Oregon
COUNTY OF Washington

OFFICIAL STAMP
MISTY D WINKLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 969649
MY COMMISSION EXPIRES JANUARY 8, 2022

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~McKenzie~~ McKinsey Peach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2021.

Notary Public

My Commission Expires: 1/8/2022

OFFICIAL STAMP
MISTY D WINKLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 969649
MY COMMISSION EXPIRES JANUARY 8, 2022