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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233174

Karen Johnson Davidson County
Batch# 606945 DEEDWARR
04/05/2021 02:39:19 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20210405-0044244

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $469,900.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2021.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley Peate and Jeffrey Gordon Peate 620B Ries Avenue Nashville TN 37209	~~New Owner~~ First Bank 722 Columbia Ave Franklin, TN 37064	Tax Parcel ID No. 091 05 0Z 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Patrick Maguire and Lindsay Elizabeth Maguire, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Peate and Jeffrey Gordon Peate, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 620 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 620 Ries Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20170627-0064765, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ryan Patrick Maguire and Lindsay Elizabeth Maguire, Husband and Wife, by Warranty Deed from Jean Lafitte Designs LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181003-0097958, in the Register's Office of Davidson County, Tennessee, dated September 28, 2018 and recorded on October 03, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Moos-Wood Subdivision, as recorded in Plat Book 2900, Page(s) 123.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170627-0064765.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3457, Page 606.

This is improved property located at 620B Ries Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2021.

Ryan Patrick Maguire

Lindsay Elizabeth Maguire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Patrick Maguire and Lindsay Elizabeth Maguire, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2021.

Notary Public

My Commission Expires: _____

