Karen Johnson Davidson County
Batch# 609693 DEEDWARR
04/07/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $932.03
20210407-0046277

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $251,900.00.

Melissa Tolley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of April, 2021.

NOTARY PUBLIC

My commission expires: 4-17-2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joan S. Peters and Scott O. Peters	New Owner	052-08-0A-164.00
(NAME)	(NAME)	
1609 Wynnhaven Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dustin E. Buck and Casey L. Buck, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joan S. Peters and Scott O. Peters, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 164, as shown on the map entitled the Plan of Heron Walk, Phase 1, Section 2, of record in Plat Book 9700, page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dustin E. Buck and Casey L. Buck, husband and wife, by Deed from Christopher J. Cherry and Brandie Cherry, husband and wife, dated 3/8/2019 of Record in Instrument Number 20190311-0021944, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1609 Wynnhaven Court, Nashville, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this ~~6th~~ 5th day of April, 2021.

Dustin E. Buck

Casey L. Buck

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dustin E. Buck and Casey L. Buck, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~6th~~ 5th day of April, 2021.

Notary Public
My Commission Expires: 4-17-23

GREGORY L. GROTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M. Jones
My Commission Expires:

SEAL

