Karen Johnson Davidson County
Batch# 613048 DEEDWARR
04/12/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210412-0048628

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115345

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2021.

NOTARY PUBLIC

My commission expires:

RENE PORTER STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 11-19-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Bushnell and Kristin Bushnell 725 Georgetown Drive, Nashville, TN 37205	Same address as new owner	11503011300

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Five Thousand and 00/100 Dollars ($485,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM ALVIN PEEK, JR. AND JAMES EDWARD PEEK AS HEIRS AND BENEFICIARIES OF ELLA JEAN PEEK**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID BUSHNELL AND WIFE, KRISTIN BUSHNELL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Brook Meade, Section III, as of record in Plat Book 2133, page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property title to which vested in William Alvin Peek, Jr. and James Edward Peek as Heirs and Beneficiaries of Ella Jean Peek pursuant to the Last Will and Testament of Ella Jean Peek (date of death 4/1/2018).

Being the same property title to which vested in Ella Jean Peek upon the death of her husband, William A. Peek, by reason of their tenancy by the entirety. (date of death 2/10/92). Being the same previously property conveyed to William A. Peek and wife, Ella Jean Peek from Hilliard E. Mobley and wife, M. Inez Mobley, by Warranty Deed dated 06/28/1968 and recorded 07/01/1968 in Book 4247, page 698, Register's Office of said County.

The address of the herein described property is believed to be 725 Georgetown Drive, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 20210 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of April, 2021.

THE ESTATE OF ELLA JEAN PEEK

William Alvin Peek, Jr.

James Edward Peek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William Alvin Peek, Jr. and James Edward Peek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of April, 2021.

Notary Public
My commission expires: 11 19 23

ROBYN L MCCORMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022