THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333854** Karen Johnson Davidson County Batch# 615296 DEEDWARR 04/15/2021 09:33:30 AM 3 pgs Fees: $18.00 Taxes: $779.96 20210415-0050162	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,800.00. Affiant Subscribed and sworn to before me, this 9th day of April, 2021. Notary Public My Commission Expires: 4/7/23 GREGORY D. VADNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Steven E. Covington and Aurora Covington 840 Trailside Circle Nashville TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 165 13 0A 044.00

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, **Patricia Selman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aurora Covington and Steven E. Covington, 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:

Land in Davidson County, Tennessee, being Lot No. 402 on the Plan of Section Four, Peppertree Forest, a Portion of Peppertree, Phase I, P.U.D of record in Plat Book 7900, Page 426, 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 Patricia Selman, by Warranty Deed from Carol A. Maury, a Single Woman, of record in Instrument No. 20190708-0066325, in the Register's Office of Davidson County, Tennessee, dated July 5, 2019 and recorded on July 8, 2019.

Being the same property conveyed to Carol A. Maury, by Warranty Deed from Ronald E. Lackey, of record in Instrument No. 20120817-0073698, in the Register's Office for Davidson County, Tennessee, dated August 9, 2012 and recorded on August 17, 2012.

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 Four Peppertree Forest, a Portion of Peppertree, Phase I, P.U.D. as recorded in Plat Book 7900, Page(s) 426.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary for Peppertree, as recorded in Plat Book 6900, Page(s) 943.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8703, Page 462 and Restated in Book 8757, Page 607, as Amended in Book 9004, Page 514, Book 9157, Page 711.

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 9th day of April, 2021.

Patricia Selman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Selman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J. CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY