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

CRT File No. 210334080

Karen Johnson Davidson County
Batch# 623358 **DEEDWARR**
04/27/2021 11:41:58 AM 2 pgs
Fees: $13.00 Taxes: $1,261.70

20210427-0055965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $341,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Warne Stahler Heath, Jr. and Morgan Paul Heath 4833 Peninsula Pointe Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 097-16-0A-090.00 CO

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 J. Neises and Kelsey E. Neises, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Warne Stahler Heath, Jr. and Morgan Paul Heath, husband and wife**, ("Grantees"), their 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(s) 21 , as shown on the map entitled The Peninsula Phase Three Section Two, of record in Plat Book 9700, page 841, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RYAN J. NEISES AND KELSEY E. NEISES, HUSBAND AND WIFE, by deed from BARRY S. KIRKPATRICK AND WIFE, BONNIE K. KIRKPATRICK, of record in Instrument No. 20181126-0115007, dated November 19, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 097-16-0A-090.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 841, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9564, page 693; Book 9754, page 35; Book 9977, page 359; Book 11258, page 85 and Book 10333, page 219, said Register's Office.

By-Laws of The Peninsula Homeowners Association, Inc. of record in Book 11181, page 371, amended in Book 10973, page 39, Instrument No. 20000822-0083193 and Instrument No. 20030313-0033780, said Register's Office.

This is improved property located at 4833 Peninsula Pointe Drive Hermitage TN 37076

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 23rd day of April, 2021.

Ryan J. Neises

Kelsey E. Neises

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan J. Neises and Kelsey E. Neises, 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 23rd day of April, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022