Karen Johnson Davidson County
Batch# 632846 DEEDWARR
05/11/2021 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20210511-0062906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2021.

Notary Public

My commission expires: May 7, 2024

Andrew Suzore State of Tennessee Notary Public Davidson County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Peatman and Vivica Peatman	New Owner	040-00-0-010.00 and
4623 Whites Creek Pike		040-00-0-164.00
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Barbara Boyd Carnahan and Mary Kergosien, as tenants in common

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Peatman and Vivica Peatman, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1: 4613 Whites Creek Pike - Tax Map and Parcel No. 040-00-0-010.00

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

According to a Survey by Edwin D. Worsham, Surveyor, dated 3-22-86, as Tract No. 2, and as follows:

Beginning at a point on Whites Creek Pike, the common corner with the property of Jerry and Moricia Dillard, of record in Book 4985, page 916, R.O.D.C.; thence, along the Easterly margin of Whites Creek Pike North 21 degrees, 49 minutes 11 seconds West 294.22 feet to an iron pin; thence, North 68 degrees 10 minutes 49 seconds East 250 feet to an iron pin; thence, South 71 degrees 39 minutes 04 seconds East 411.56 feet to an iron pin; thence, North 83 degrees 35

minutes 10 seconds East 535.95 feet to an iron pin; thence, South 3 degrees 34 minutes 46 seconds West 183.79 feet to an iron pin; thence, South 83 degrees 35 minutes 10 seconds West 1054.05 feet to the point of beginning, containing 6.01 acres, more or less.

Being the same property conveyed to Robert N. Carnahan and Barbara F. Boyd, as tenants in common by Warranty deed from Rita Knight Miles, Mary Knight of record in Book 7169, page 423, Register's Office for Davidson County, Tennessee.

Tract 2: 4623 Whites Creek Pike – Tax Map and Parcel No. 040-00-0-164.00

A certain tract or parcel of land in Davidson County, Tennessee County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee described according to a Survey by Edwin D. Worsham, dated March 22nd, 1986, as follows:

Beginning at a point on the Whites Creek Pike, the common corner with the property of Evelyn Billis of record in Book 5086, page 646, R. O. D. C., thence North 68 degrees 38 minutes 34 seconds East 192.68 feet to an iron pin, thence; North 21 degrees 42 minutes 24 seconds West 108 feet to an iron pin; thence North 77 degrees 13 minutes 00 seconds East 1184.67 feet to an iron pin, thence South 3 degrees 34 minutes 46 seconds West 656.69 feet to an iron pin; thence South 83 degrees 35 minutes 10 seconds West 535.95 feet to an iron pin; thence North 71 degrees 39 minutes 04 seconds West 411.56 feet to an iron pin; thence South 68 degrees 10 minutes 49 seconds West 250 feet to an iron pin on the Easterly margin of Whites Creek Pike; thence along the Easterly margin of Whites Creek Pike North 21 degrees 49 minutes 11 seconds West 264.98 feet to the point of beginning, containing 14.31 acres, more or less.

Being the same property conveyed to Robert N. Carnahan and Barbara F. Boyd, as tenants in common by Warranty deed from Rita Knight Miles and Mary Knight Dameworth of record in Book 6846, page 671, Register's Office for Davidson County, Tennessee.

The said Robert N. Carnahan having since died intestate on or about July 19, 2016, a resident of Davidson County, Tennessee, and his estate being administered through the Davidson County Probate Court, Docket No. 16P1544, survived by his spouse, Barbara Boyd Carnahan, formerly known as Barbara F. Boyd, and his daughter Mary Kergosien, his sole heirs at law, as evidenced by an Affidavit of Heirship being recorded simultaneously herewith.

This is property commonly known as **4613 & 4623 Whites Creek Pike, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of May, 2021.

Barbara Boyd Carnahan

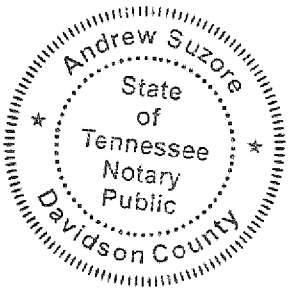
Mary Kergosien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Barbara Boyd Carnahan and Mary Kergosien, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of May, 2021.

Notary Public
My Commission Expires: May 7, 2024



LTC File No. 21-000110-528

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

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)