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

CRT File No. 210434702

Karen Johnson Davidson County
Batch# 638189 **DEEDWARR**
05/18/2021 10:53:24 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20210518-0066825

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Regal Homes Co. 290 Ed Harris Rd Ashland City, TN 37015	New Owner	Tax Parcel ID No. 091 15 0 062.00

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, **Sarah Elizabeth Nutter, n/k/a Sarah Elizabeth Peacock, Sole Heir of Larry Thomas Peacock,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Regal Homes Co., a Tennessee corporation,** ("Grantees"), its 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 part of Block No. 13 on the Map of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at the Southwest corner of Elkins, formerly 2nd Avenue and 53rd Avenue North, formerly 12th Street, as now located; thence with the Southerly margin of Elkins Avenue Westwardly 50 feet to the Northeast corner of property conveyed to Claudia Walton, now Henslee, by deed from the Tennessee Property Company, of record in Book 412, page 352, said Register's Office; thence with said Henslee's Easterly line Southwardly 180 feet, more or less, to the Northerly margin of an alley; thence with said alley Eastwardly 50 feet to the Westerly margin of 53rd Avenue North; thence with said Avenue Northwardly 180 feet, more or less, to the beginning.

Being the same property conveyed to Larry Peacock, unmarried, by Warranty Deed from Michael E. Dugan, Irene Willeford, Lucille Dorris, Faye Griffin, Pauline Stephens, Orvill Robbins, Vadean Boutwell, Jo Stanfill Brumley, Wanda Gay Stanfill Spain, Larry Stanfill, Beverly Robbins, Joel T. Robbins of record in Book 8251, Page 706, in the Register's Office of Davidson County, Tennessee, dated December 5, 1990 and recorded on December 6, 1990.

Larry Thomas Peacock, a/k/a Larry Peacock having died March 6, 2021 in Davidson County County, Tennessee. Sarah Elizabeth Nutter, n/k/a Sarah Elizabeth Peacock, being his only surviving heir as referenced in Affidavits of Heirship of record in Instrument No. 20210518-0066823 and Instrument No. 20210518-0066824

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's Addition, as recorded in Plat Book 421, Page(s) 18.

This is improved property located at 5301 Elkins Avenue Nashville TN 37209

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 7th day of May, 2021.

Sarah Elizabeth Peacock

STATE OF New York)
COUNTY OF Broome)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Elizabeth Peacock, 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 7th day of May, 2021.

Notary Public
My Commission Expires: 4/17/23

ELAINE N MILITO
NOTARY PUBLIC STATE OF NEW YORK
BROOME COUNTY
LIC. #01MI5042112
COMM. EXP. APRIL 17, 2023