This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 650305 DEEDWARR
06/07/2021 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20210607-0075724

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $377,000

Affiant Signature

Subscribed and sworn to before me on this the 28th Day of May, 2021.

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Christopher Duerr & Ashley Bess
811 Hadley Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 04415013000

WARRANTY DEED
21NT01258

Effective the 28th Day of May, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Richard K. Peery and Laura Peery, husband and wife
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHRISTOPHER DUERR, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 287, on the plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard K. Peery and Laura Peery, husband and wife, by Warranty Deed from Gerald J. Duszka and wife, Jennifer A. Duszka, dated 12/22/2011 and recorded 12/27/2011 as Instrument No. 20111227-0100840, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 811 Hadley Ave, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 28th day of May, 2021

Richard K. Peery

State of Tennessee }
County of Davidson }

MITCHELL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Richard K. Peery,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of May, 2021.

Notary Public

My Commission expires: 7/9/24

MITCHELL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Laura Peery

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Laura Peery,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of May, 2021.

Notary Public

My Commission expires: 7/9/24

202106070075724

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024