Karen Johnson Davidson County
Batch# 663316 DEEDWARR
06/23/2021 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $444.00
20210623-0085084

#36251

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36251-04-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2021. Notary Public My Commission Expires: 10-2-2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Penny Zager McPeak 0 Chatsworth Place Nashville, TN 37205	**Send Tax Bills To:** Penny Zager McPeak 6908 Highland Park Dr. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 12910002500

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, **West Meade Properties, LP, a Tennessee limited partnership and John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Penny Zager McPeak, single** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 0 Chatsworth Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of June, 2021.

West Meade Properties, LP, a Tennessee limited partnership

BY: _____, General Partner
John M. Gillum, General Partner

_____, Trustee
John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Gillum, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained and who further acknowledged that such person is the General Partner of West Meade Properties, LP, a Tennessee limited partnership, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June, 2021.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Gillum, with whom I am personally acquainted, and who, upon oath acknowledged that he is the Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009, and as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 10th day of June, 2021.

_____
Notary Public
My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 79 on the Plan of West Meade Park, Inc., Section 4 as of record in Book 3300, pages 68 and 69, Register's Office for said County, described as follows:

Beginning on the southerly margin of Chatsworth Place at the corner of Lots Nos. 78 and 79; thence with the line between Lots Nos. 78 and 79, southeastwardly 309.7 feet to a point; thence south 47 degrees 39 minutes west 460.1 feet; thence north 72 degrees 28 minutes west 164.4 feet to the line between Lots Nos. 79 and 84; thence with said line, northeastwardly 541 feet to the southerly margin of Chatsworth Place; thence with said margin with a curve having a radius of 50 feet, eastwardly 58.9 feet to the point of beginning.

Being a portion of the same property conveyed to West Meade Properties, LP, a Tennessee limited partnership by Quitclaim Deed from Valere Potter Menefee, recorded on the 13th day of November, 2009 in Instrument No. 20091113-0104921, in the Register's Office of Davidson County, Tennessee. By Assignments of Limited Partnership Interest in West Meade Properties, LP, dated December 22, 2009, January 1, 2010, January 13, 2011, March 21, 2012, January 1, 2013 and January 17, 2014, executed by Valere Potter Menefee as Limited Partner and Assignor and by acceptance of such Limited Partnership Interests by John M. Gillum as Trustee of the Menefee West Meade 2009 Irrevocable Trust on December 30, 2009, January 8, 2010, February 4, 2011, March 26, 2012, January 1, 2013 and February 8, 2014, respectively, Assignor's 99% interest in the West Meade Properties, LP was transferred to John M. Gillum, as Trustee of The Menefee West Meade 2009 Irrevocable Trust.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 12910002500.
2. Restrictive covenants contained in an instrument of record in Book 3102, page 381, made applicable in Book 3401, page 611, amended in Book 3508, page 382 and Book 4119, page 926, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

