Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

NEW OWNER:
William Tanner
736 Brook Hollow Road
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-256

MAP & PARCEL
115-03-0-030.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 679162 **DEEDWARR**
07/19/2021 10:56:10 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00

20210719-0096394

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($750,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kathleen G. Petro and spouse, Christopher N. Petro** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **William Davidson Tanner and Victoria C. Tanner, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Brook Meade, Section II of record in Plat Book 2133, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen Geer, a single woman by Warranty Deed from Karen B. Kloess and Rachel E. Kloess, joint tenants with right of survivorship of record in Instrument No. 20170615-0060073 Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on June 15, 2017. Further being the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from Kathleen G. Petro, married of record in Instrument No. 20200409-0037733, Register's Office for Davidson County, Tennessee, dated April 03, 2020 and recorded on April 09, 2020 and within the same deed the said Christy W. Ivey, Trustee conveyed his interest in the subject property to Kathleen G. Petro and spouse, Christopher N. Petro.

Being also known as 736 Brook Hollow Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15 day of July, 2021.

Christopher N. Petro

Kathleen G. Petro

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Christopher N. Petro and Kathleen G. Petro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of July, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**750,000.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of July, 2021.

NOTARY PUBLIC

My commission expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024