Karen Johnson Davidson County
Batch# 681117 DEEDWARR
07/22/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20210722-0098288

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535364**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 15th day of July, 2021. Notary Public My Commission Expires: 5·5·2025

WARRANTY DEED

Address New Owner: Jennifer C. Peters and Robert J. Kiger 2613 Tyne Boulevard Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-15-0-029.00

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, **Carol Brons, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer C. Peters and Robert J. Kiger, husband and wife**, ("Grantees"), their successors, 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 Lot(s) 14 , as shown on the map entitled Harpeth Valley Estates Section No. One, of record in Plat Book 1835, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID V. BLACKBURN and wife, KAY M. BLACKBURN, by deed from KAY ANN ECKERT, of record in Book 5477, page 662 , dated August 2, 1979 , said Register's Office.

DAVID V. BLACKBURN died on or about April 9, 2021, leaving KAY M. BLACKBURN as the surviving tenant by the entirety. KAY M. BLACKBURN died on or about April 16, 2021. Her Last Will and Testament, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 21P893, devised the subject property to her only heir, her daughter, CAROL BRONS.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 130-15-0-029.00.

Matters shown on the Plan of record in Plat Book 1835, page 86, said Register's Office.

This is improved property located at 2613 Tyne Boulevard Nashville TN 37215

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 15th day of July, 2021.

Carol Brons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol Brons, 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 15th day of July, 2021.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09 2022

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/20/2021 (date of document).

Affiant Signature

07/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL