Karen Johnson Davidson County
Batch# 686859 DEEDWARR
07/30/2021 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,006.40
20210730-0102682

WARRANTY DEED

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF July, 2021.

Nichole Dowling
Notary Public

MY COMMISSION EXPIRES: 12.7.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Straessle and Breeanna Straessle	New Owner	
(NAME)	(NAME)	07116036300
809 N. 5th Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Curtis Peacock, Alyssa Leonard, Charlotte Peacock, Gerald Sisney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Straessle and Breeanna Straessle, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 on the Plan of Tom Joy Subdivision, as of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 74.0 feet on the southwesterly margin of North 6th Street and extends back 134.3 feet on the northwesterly line and 153.8 feet on the southeasterly line to a dead line in the rear on which it measures 42.5 feet.

Being the same property conveyed to Charlotte Peacock, Alyssa Leonard, Gerald Sisney and Curtis Peacock by virtue of that certain Affidavit of Heirship(s) dated June 1, 2021, and being of record at Instrument No. 20210609-0077320 and 20210609-0077321 in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Charles Houston Peacock by virtue of Divorce Decree at Book 7933, Page 312 in the said Register's Office. Being the same property previously conveyed to Charles Houston Peacock and wife, Ann Delores Peacock by virtue of Warranty Deed dated July 12, 1965 at Book 3913, Page 589 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

THIS instrument is being executed on behalf of Curtis Peacock pursuant to a Power of Attorney executed by him on the ___ day of July, 2021, of record in Instrument No. 202107300102680 Register's Office for Davidson County, Tennessee.

This is improved x unimproved property, known as 1318 N. 6th Street Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my hand this 22nd day of July, 2021.

Curtis Peacock by Holly A Mann Attorney IN Fact
CURTIS PEACOCK

CHARLOTTE PEACOCK

ALYSSA LEONARD

GERALD SISNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Charlotte Peacock and Alyssa Leonard and Gerald Sisney**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July, 2021.

ANGELA E. BATSON
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2021

Notary Public

My Commission Expires: 9-7-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, (name of clerk or deputy), clerk (or deputy clerk) of this county, (bargainor's name), the within named bargainor, 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, at office, this 22nd day of July, 2021.

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 aforesaid, the within named Holly Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Curtis Peacock,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Curtis Peacock, for the purpose therein contained, by signing the name of Curtis Peacock, by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, **2021.**

Angela G. Batson

Notary Public

My Commission Expires: 9-7-21



Certificate of Authenticity

I, Holly A Mason, 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 7/22/21.

Affiant Signature

7/27/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 27 day of July, 20___.

Notary's Signature

(Notary Seal)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

My Commission Expires: 9-7-21