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

Karen Johnson Davidson County
Batch# 688311 **DEEDWARR**
08/02/2021 11:22:40 AM 2 pgs
Fees: $13.00 Taxes: $3,274.50

20210802-0103446

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $885,000.00.

Affiant

Sworn to and subscribed before me this 30th day of July, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Katherine Vann Peck	523 Fairfax Avenue		
523 Fairfax Avenue		New Owner	104-11-0-124.00
Nashville, TN 37212	Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Theodore F. Goldthorpe and wife, Georgeanna M. Goldthorpe,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Katherine Vann Peck, unmarried and Mary Sheppard Vann, unmarried, as tenants in common with right of survivorship,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 Block 5 on the Plan of Fairfax Place of record in Plat Book 547, Page 137 and 138, 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 Theodore F. Goldthorpe and wife, Georgeanna M. Goldthorpe by Warranty deed from Kelley Durham and husband, Blair Durham of record in Instrument No. 20070424-0048868 Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 24, 2007.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 137 and 138, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of July, 2021.

Georgeanna M. Goldthorpe

Theodore F. Goldthorpe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Theodore F. Goldthorpe and wife, Georgeanna M. Goldthorpe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 30th day of July, 2021.

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10/26/24