Name and Address of New Owner:
Stephen Saunders and Mary Llewellyn
1472 W Santa Cruz St.
San Pedro, CA 90732

Send Tax Bills To:
Stephen Saunders and Mary Llewellyn
1472 W Santa Cruz St.
San Pedro, CA 90732

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 053-07-0-058

Karen Johnson Davidson County
Batch# 690586 DEEDWARR
08/04/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20210804-0104969

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael W. Peek**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen Saunders and Mary Llewellyn, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lots No. 32 and 33 on the plan of Revised Plan of Section "F," Village of Old Hickory, of record in Book 1424, page 131, in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point on the West margin of Riverside Road at the common front corner between Lot Nos. 32 and 33 of the above Subdivision; thence Southerly with the West margin of said Road as relocated South 28° 12' West 69.48 feet to the beginning of a curve to the right at the intersection of 20th Street, as now relocated; thence along said curve, having a radius of 25 feet, a distance of 41.7 feet to the end of said curve; thence Westwardly along the North margin of 20th Street as relocated, North 56° 13' West 2.04 feet to a point and continuing Westwardly with the margin of 20th Street following the arc of curve with a radius of 531.39 feet, a distance of 131.54 feet to a point on the common rear line of Lot Nos. 33 and 62 of the above Subdivision; thence Northerly along said common rear line of Lots 33, 61 and 62, a distance of 70.2 feet to a point on the rear line of Lot No. 61; thence Southeastwardly along the dividing line between Parcel No. 57 and 58 on Metro Tax Map No. 53-7, a distance of 196.02 feet to the point of beginning and containing 16,600 square feet, more or less.

Being the same property conveyed to Michael W. Peek from Jay Frank Moore by Warranty Deed dated June 4, 2019 and recorded June 11, 2019 in Instrument #20190611-0056136, said Register's Office.

This being unimproved property, known as 1808 Riverside Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2021.

Michael W Peek (SEAL)
Michael W. Peek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of July, 2021, before me personally appeared Michael W. Peek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2021.

Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $223,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Powell
(Affiant)

Sworn to and subscribed before me this
27th day of July, 2021.

Notary Public
My commission expires: 9/21/24
File No. QTN-496-2021

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/27/21 (date of document).

Jennifer L. Pennell

7/27/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of July, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022