Karen Johnson Davidson County
Batch# 695788 DEEDWARR
08/12/2021 10:50:15 AM 2 pgs
Fees: $13.00 Taxes: $949.05
20210812-0108769

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5239

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of August, 2021

Notary Public

Commission Expires: _____

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryan Peterson & Amy Peterson 3265 Priest Woods Drive Nashville, TN 37214	New Owner	108-16-0-023.00

WARRANTY DEED

FOR AND IN 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, I/WE,
Margaret Davis and wife Helena Brown, as tenants in common with full rights of survivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BRYAN P PETERSON AND AMY E PETERSON, 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:

Land in Davidson County, Tennessee, being Lot No. 21-A on the Plan of Zone Lot Division of Lots 21, 22, 23, 35 and 38 Section One, Percy Priest Woods of record in Plat Book 5200, Page 714, amending Plat Book 5200, Page 472, 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 Margaret Davis and, wife, Helena Brown, as tenants in common with full rights of survivorship by Warranty deed from Rebecca Charlton, married of record in Instrument No. 20190423-0037167 Register's Office for Davidson

consideration shown in aforementioned deed $195,000.00.)

Being also known as 3265 Priest Woods Drive Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3265 Priest Woods Drive, Nashville, TN 37214

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 so 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.

Dated this the 9th day of August, 2021.

X Margaret Davis
Margaret Davis

X
Helena Brown

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~WILLIAMSON~~ York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret Davis and Helena Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of August, 2021.

Commonwealth of Pennsylvania - Notary Seal
Carol L. Mecier, Notary Public
York County
My commission expires August 5, 2024
Commission number 1109534
Member, Pennsylvania Association of Notaries

Carol L. Mecier
Notary Public
My Commission Expires: 8/5/2024

WARRANTY DEED