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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210736306** Karen Johnson Davidson County Batch# 703293 **DEEDWARR** 08/24/2021 10:33:04 AM 2 pgs Fees: $13.00 Taxes: $1,350.50 20210824-0114120	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 20th day of August, 2021. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Canden Petersen 5052 English Village Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-10-0A-109.00-CO

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, **Jodi Hitchel n/k/a Jodi Marie Gibbs, married** ("Grantor"), has this day **bargained and sold, and does hereby transfer and convey to Canden Petersen and Julie Easterbrooks, 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 No. 179 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, as amended by Surveyor's Certification of Correction of record in Book 8484, page 140, 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 Jodi Hitchel, an unmarried woman by Warranty deed from Jennifer L. Druckenmiller and Justin Druckenmiller, wife and husband of record in Instrument No. 20160621-0063260 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 21, 2016.

Joseph Meredith Gibbs joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Jodi Hitchel n/k/a Jody Marie Gibbs.

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.

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 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 8507, Page 831, Book 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Villages of Brentwood Homeowner's Association, Inc., of record in Book 6158, Page 352 as amended in Book 7599, Page 714, Book 7925, Page 41, Book 7936, Page 332 and Book 8152, Page 927, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 6730, Page 508, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 6897, Page 184, Register's Office for Davidson County, Tennessee.
Easement to Metro Government of Nashville and Davidson County, Tennessee record in Book 6310, Page 961, Register's Office for Davidson County, Tennessee.
Quitclaim Deed for common area of record in Book 7663, Page 928, Register's Office for Davidson County, Tennessee.

This is improved property located at 5052 English Village Drive Nashville TN 37211

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, Grantors have executed this instrument on this 20th day of August, 2021.

Jodi Marie Gibbs

Joseph Meredith Gibbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jodi Marie Gibbs and Joseph Meredith Gibbs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 13, 2022