Karen Johnson Davidson County
Batch# 707180 DEEDWARR
08/30/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210830-0116828

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 1-19-2025
File No. G21-13516

ROBYN DUERAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Michael Peasley and Kristin Peasley (NAME) | Michael Peasley (NAME) | 094-16-0E-025-00 |
| 724 Spence Enclave Lane (STREET ADDRESS) | 2708 Hatteras Court (STREET ADDRESS) | |
| Nashville, TN 37210 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37129 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Jaclyn Moran, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Peasley and Kristin Peasley, 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 Unit 25 on the Plan of Spence Enclave Townhomes, a Planned Unit Development of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595; 201004280032407; 20080507-0047102; 20121116-0105801; 20100427-0031915; 20081423-0041404 and 200802202-0017508 Register' s Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jaclyn Moran, a single woman by Deed dated October 31, 2018, recorded November 13, 2018, in Instrument Number 20181113-0111759, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 724 Spence Enclave Lane, Nashville, TN 37210.

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. Whenever 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/our hand(s) this 27th day of August, 2021.

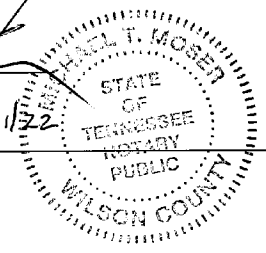
Jaclyn Moran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2021, before me personally appeared Jaclyn Moran, 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 August, 2021.

Notary Signature
My commission expires: 3/21/22




*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 August 27, 2021

Affiant Signature

August 27, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Notary Public

(SEAL)

ROBYN DURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

900

202108300116828