Karen Johnson Davidson County
Batch# 724660 DEEDWARR
09/27/2021 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20210927-0129407

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-16-2022
(AFFIX SEAL)

W-EXP-21-1001

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Victor Saenz** | y New Owner | |
| (NAME) **1001 Greystone Court** | (NAME) | **165-13-0-019.00** |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA M. WATSON N/K/A ANGELA M. PEACHERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTOR SAENZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit: * unmarried

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One (Revised) Peppertree Forest of record in Plat Book 6900, Page 973-975, 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 Angela M. Watson, unmarried by Warranty Deed from Tania Marie Fletcher and husband, Hanry T. Fletcher of record in Instrument No. 20030616-0082600 Register's Office for Davidson County, Tennessee, dated June 11, 2003 and recorded on June 16, 2003.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 973 through 975, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7982, Page 736, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Peppertree Forest Homeowners Association, Inc. of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 8855, Page 621, Book 8855, Page 616, Book 8855, Page 559 and Book 8855, Page 555, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1001 Greystone Court, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 21st DAY OF SEPTEMBER, 2021.

Angela M. Watson n/k/a Angela M. Peachers

Michael Peachers

Michael Peachers, spouse of Angela M. Watson, hereby joins in this conveyance and does transfer and convey any and all marital interest Michael Peachers may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA M. WATSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PEACHERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 9.21-21 *(date of document)*.

Rayna Ingram 9.23-21
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 23rd day of September, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022