Karen Johnson Davidson County
Batch# 724838 DEEDWARR
09/27/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20210927-0129639

WARRANTY DEED

2021-1941-1

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of September, 2021.

Notary Public

(Affix Seal)

My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Milton Tercero Artola and Cristina Agustin Amador 256 Delvin Drive Antioch, TN 37013	OWNER	Map/Parcel 162 06 0 078.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Peay Pacheco, Eva Peay Halloran, and Dennis Peay, incorrectly referred to in the previous deed as Denis Peay,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Milton Tercero Artola and Cristina Agustin Amador, husband and wife,** hereinafter called the GRANTEES, their heirs, that 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. 7, on the Plan of Section One, Fair Oaks, of record in Book 4175, Pages 42 and 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Peay Pacheco, Eva Peay Halloran, and Denis Peay, the surviving heirs at law of Thomas Harman Peay Jr., by QuitClaim Deed from Linda Peay Pacheco, Personal Representative of the Estate of Thomas Harman Peay, Jr. of record in Instrument No. 20140523-0044906, in the Register's Office of Davidson County, Tennessee, dated May 21, 2014 and recorded on May 23, 2014. Thomas H. Peay is now deceased as shown on Probate Probate Court of Davidson County, Tennessee, recorded in Docket # 10P1301.

Being the same property conveyed to Thomas H. Peay, unmarried, also known as Thomas Harman Peay, by QuitClaim Deed from Mary Elizabeth Peay, unmarried, of record in Book 9005, Page 495, in the Register's Office of Davidson County, Tennessee, dated June 25, 1993 and recorded on July 6, 1993.

Being the same property conveyed to Thomas Harman Peay and wife, Mary Elizabeth Peay, by Warranty Deed from Harold S. Rosenberg and wife, Lonnie A. Sampson now Rosenberg of record in Book 6089, Page 38, in the Register's Office of Davidson County, Tennessee, dated June 11, 1983 and recorded on July 6, 1983.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

*The property conveyed herein has never been the principal residence of the Grantors.

This is improved property known as 256 Delvin Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 22nd day of September, 2021:

Linda Peay Pacheco

Eva Peay Halloran

Dennis Peay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of September, 2021, before me personally appeared Linda Peay Pacheco, Eva Peay Halloran, and Dennis Peay 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 17 day of September, 2021.

Notary Signature
My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 09/22/2021 (date of document).

Jennifer Russell
Affiant Signature

09/24/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

