WARRANTY DEED

Karen Johnson Davidson County
Batch# 738872 DEEDWARR
10/18/2021 03:26:24 PM 2 pgs
Fees: $13.00 Taxes: $797.35

20211018-0139857

G-VRES-21-508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/28/2022 (AFFIX SEAL)

MICHELLE MALUKIEWICZ NOTARY PUBLIC STATE OF TENNESSEE WASHINGTON COUNTY

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)
Marvin Eichorn	**FirstBank**	
(NAME)	(NAME)	
1401 Overton Street	**722 Columbia Avenue**	**044-11-0-099.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Franklin, TN 37064**	
(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, **MEAGHAN GARDNER PETERSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARVIN EICHORN, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section "A", Village of Old Hickory (Erroneously Referenced as El Dupont De Nemours and Company's Subdivision in Prior Deeds) of record in Plat Book 1424, Page 68, 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 Meaghan Gardner Peterson by Quitclaim deed from Kyle Scott Peterson of record in Instrument No. 20180827-0084725 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 27, 2018. Being the same property conveyed to Meaghan G. Peterson and Kyle S. Peterson, wife and husband by Warranty deed from Tammy Chambers of record in Instrument Number 20151222-0128473, Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 22, 2015.

This conveyance is subject to:
- Taxes for the year 2021, and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 87 and Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Electric Line and Telephone Cable Easement of record in Book 1914, Page 256, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2705, Page 571, in the Register's Office for Davidson County, Tennessee.
- Charter for homeowner's Association of record in Book 8290, Page 865, 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: **508 Lawrence Street, Old Hickory, Tennessee 37138**.

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 12th DAY OF OCTOBER, 2021.

Meaghan Gardner Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEAGHAN GARDNER PETERSON, 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 12th of October, 2021.

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



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212