Karen Johnson Davidson County
Batch# 751966 DEEDWARR
11/09/2021 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211109-0149463

Commitment Number: TN21105743

After Recording, Send To:
Boston National Title LLC
400 Rouser Rd. Bldg. 2 Suite 101
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21105743.

New Property Owner/Mail Tax Statements To:
Porter Robert Peoples and **Donna Peoples**, 1512 Tyne Blvd., Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
145-02-0B-002-00

GENERAL WARRANTY DEED

Porter Robert Peoples who acquired title as **Robert Peoples** and **Donna Peoples**, hereinafter grantor, whose tax-mailing address is **1512 Tyne Blvd., Nashville, TN 37215**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Porter Robert Peoples** and **Donna Peoples**, husband and wife, hereinafter grantees, whose tax mailing address is **1512 Tyne Blvd., Nashville, TN 37215**, the following real property:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. B OF HOMES AT 1512 TYNE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HOMES AT 1512 TYNE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20170531-0053784, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION. Tax ID: 145-02-0B-002-00
Property Address is: 1512 Tyne Blvd., Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190820-0083219 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 145-02-0B-002-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on October 13, 2021:

Porter Robert Peoples

Donna Peoples

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 13, 2021 by **Porter Robert Peoples** and **Donna Peoples** who are personally known to me or have produced THDL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tamika White
Notary Public

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of October, 2021.

Porter Robert Peoples Donna Peoples
Affiant

Porter Robert Peoples - Donna Peoples
Print Name

(Seal)

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

Tamika White
Notary Public

My commission expires:
3/6/2024

Tamika White
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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

Aaron Avery 10/18/2021

Affiant Signature

10/18/2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 18 day of October, 2021.

Pamuela L. Wood

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462