WARRANTY DEED

Karen Johnson Davidson County
Batch# 758744 DEEDWARR
11/22/2021 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20211122-0154573

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $356,000.00.

Affiant

Subscribed and sworn to me on 11/15/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily Elizabeth Peacock 4487 Post Place Unit 20 Nashville, Tennessee 37205	Capstar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	103-15-0B-020.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justin Meinecke and Kasey Meinecke, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Emily Elizabeth Peacock, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 20 of Lion's Head Condominium Apartments, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5340, page 70, as corrected in Book 5342, Page 683, as shown on the Plat of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Justin Meinecke and Kasey Meinecke, husband and wife, by Warranty Deed from Dorothy L. Bunn, n/k/a Dorothy Bunn Rotch, married, of record in Instrument No. 20160907-0093802, Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded September 7, 2016.

This is improved property known as 4487 Post Place Unit 20, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on 11/15/21.

Justin Meinecke

Kasey Meinecke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/15/21, before me personally appeared Justin Meinecke and Kasey Meinecke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/15/21

NOTARY PUBLIC

My Commission Expires: 11-6-24



Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on November 15, 2021

Signature November 15, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on November 15, 2021.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY