Karen Johnson Davidson County
Batch# 759077 DEEDWARR
11/22/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211122-0154765

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LR-RACR-21-2722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8.20.2023
(AFFIX SEAL)

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)
John Alexander Peek	Legacy Home Loans LLC	
(NAME)	(NAME)	073-07-0-085.00
2722 Donna Hill Dr	4004 Hillsboro Rd Ste 216B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(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, **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ALEXANDER PEEK, AN UNMARRIED 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:

Being Lot No. 346 on the Plan of Sunset View, Section 6, as of record in Book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 346 fronts 100 feet on the southwesterly side of Donna Hill Drive and extends back 294.1 feet on the northwesterly line and 386.9 feet on the southeasterly line to a dead line, measuring 201.6 feet thereon.

Being the same property conveyed to Gregory Runyan and wife, Julie Ann Runyan by Warranty deed from H. Wallace Brown and wife, Evelyn J. Brown of record in Book 7214, page 521, Register's Office for Davidson County, Tennessee, dated April 23, 1987 and recorded on April 24, 1987.

The said Julie Ann Runyan having predeceased Gregory Runyan, leaving him as surviving tenant by the entirety.

Being the same property conveyed to Robert E. Kolarich by Quitclaim deed from Gregory P. Runyan of record in Book 11074, page 462, Register's Office for Davidson County, Tennessee, dated July 23, 1998 and recorded on August 20, 1998. Within the same deed, Robert E. Kolarich conveyed to Gregory P. Runyan and wife, Virginia Alene Runyan.

Being the same property conveyed to Memphis Investment Properties III, LLC by Warranty deed from Gregory P. Runyan, married of record in Instrument No. 20210723-0099221 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 23, 2021. Being also known as 2722 Donna Hill Dr Nashville, Tennessee 37214.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 54 and 55, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2995, Page 413 and Book 2492, Page 307, 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: 2722 Donna Hill Dr, Nashville, Tennessee 37214.

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 15 DAY OF NOVEMBER, 2021.

Memphis Investment Properties III, LLC

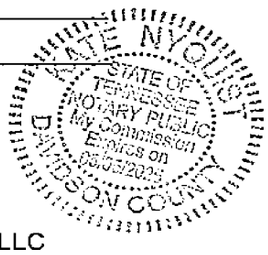
BY: _____
Mark Hart
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARK HART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of MEMPHIS INVESTMENT PROPERTIES III, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 15th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 November 15, 2021 (date of document).

Affiant Signature

November 16, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 16th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

