Karen Johnson Davidson County
Batch# 768553 DEEDWARR
12/06/2021 02:45:24 PM 2 pgs
Fees: $13.00 Taxes: $628.63
20211206-0161532

This instrument prepared by: Tina Webb, 10 East Main Street,
P.O. Box 664, Camden, Tennessee 38320

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of the sum of ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED ($169,900.00) NO/100 DOLLARS, cash in hand, paid, the receipt of which is hereby acknowledged, we, JAMES L. PEACH, SR and wife, VENETIA K. PEACH, Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, FABIOLA CRISTINA JIMENEZ, the following described tract or parcel of land being situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 1150 on the Plan of HERMITAGE HILLS, Section 9, as of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James L. Peach and wife, Venetia K. Peach by Gregory Rodriguez, Jr. of record in Instrument Number 20051005-0119830 and filed for record on October 5, 2005, Register's Office of Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 3600, Page 97, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 3864, Page 441, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, convenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as:
4023 Plantation Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the aforedescribed real estate, together with appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever, and we do covenant with the said GRANTEE 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. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said

GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the use of any gender shall be applicable to all genders.

James L. Peach, Sr.

Venetia K. Peach

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named James L. Peach, Sr. and Venetia K. Peach, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal, this the 19th day of April, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES JANUARY 24, 2018

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 169,900 **, Affiant**
**Subscribed and sworn before me this the**
**16 Day of** Dec. **, 20** 21 **.**
D. Hayes **, Deputy Register**

ALICE JUNE PARROTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

New owner/Tax bills send to
Fabiola Jimenez
4023 Plantation Dr.
Hermitage TN 37076

Map & parcel:
075 090 247.00