Karen Johnson Davidson County
Batch# 774771 DEEDWARR
12/16/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211216-0166224

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937299

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2021.

Notary Public
My Commission Expires: 11.3.25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peach City Equities 1 Todgers Court Brentwood TN 37027	New Owner	Tax Parcel ID No. 172 01 0A 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Hyman Gordon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peach City Equities, LLC*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* a Connecticut limited liability company

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Copperfield Revised, of record in Plat Book 6900, Page 555, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Hyman Gordon and Doris Lynne Gordon, husband and wife, by Warranty Deed from Jennifer L. Jordan n/k/a Jennifer J. McGimsey, married, of record in Instrument No. 20160620-0062553, in the Register's Office of Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Doris Lynne Gordon having since died on

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Copperfield Revised, as recorded in Plat Book 6900, Page(s) 555, as amended in Book 8236, Page 646.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7071, Page 482 and amended in 7208, Page 889 and Instrument No. 20191127-0122984.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6779, Page 296 and re-recorded in Book 6783, Page 973.

Easement for Transmission Line, recorded in Book 2437, Page 8 and Book 2438, Page 376.

Easement for Water Main, recorded in Book 7593, Page 488.

Easement for Sanitary Sewer, recorded in Book 7593, Page 511.

This is improved property located at 1 Todgers Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2021.

Robert Hyman Gordon

STATE OF Washington
COUNTY OF Snohomish

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Hyman Gordon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2021.

Notary Public
My Commission Expires: May 13, 2024

SANDRA A ST LUISE
Notary Public
State of Washington
Commission # 100649
My Comm. Expires May 13, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/01/2021 (date of document).

Connie Taylor
Affiant Signature

12/3/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/25

NOTARY'S SEAL

