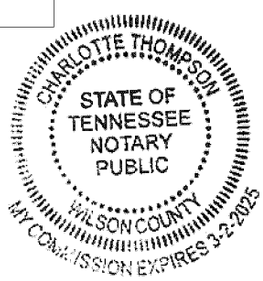
Karen Johnson Davidson County
Batch# 776954 DEEDWARR
12/20/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20211220-0167965



State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for this transfer is $285,000.

Kayla Canton
Affiant

Subscribed and sworn to before me, this the 14 day of December, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NEIL PEERY	Truist Bank	163-11-0C-037.00 CO
503 Upsall Drive	223 West Nash Street	
Antioch, TN 37013	Wilson, NC 27893	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROSEMARY MCNAIR, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE ROSEMARY MCNAIR LIVING TRUST DATED AUGUST 28, 2018,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NEIL PEERY, SINGLE

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 37, as shown on the map entitled Revised Bell Forge Village III, Section Five, of record in Book 6900, page 632, as corrected in Book 7524, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROSEMARY MCNAIR, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE ROSEMARY MCNAIR LIVING TRUST DATED AUGUST 28, 2018, AND ANY AMENDMENTS THERETO, by Quitclaim Deed of record as Instrument No. 20180904-0087139, dated August 28, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 503 Upsall Drive, Antioch, TN 37013.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 14th day of December 2021

ROSEMARY MCNAIR, TRUSTEE OF THE ROSEMARY MCNAIR LIVING TRUST DATED AUGUST 28, 2018.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROSEMARY MCNAIR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as TRUSTEE OF THE ROSEMARY MCNAIR LIVING TRUST DATED AUGUST 28, 2018.

Witness my hand, at office, this 14th day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/14/21.

Affiant Signature

12/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/14/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON