Karen Johnson Davidson County
Batch# 778945 DEEDWARR
12/22/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20211222-0169401

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No.: RES-21-3250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey Goldie & Warren Goldie	SAME	
(NAME)	(NAME)	084 12 0 100.00
3250 McGavock Pike Nashville, TN 37214	"	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MICHAEL WAYNE PEEK**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TRACEY GOLDIE AND WARREN GOLDIE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 17, on the plan of Lincoya Hills, of record in Book 1835, Page 91 (erroneously referenced as Page 9 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael W. Peek and wife, Tara E. Peek, from Evelyn Tune, a widow, by Warranty Deed dated November 27, 1996, recorded December 2, 1996, in Book 10276, Page 119, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Michael Wayne Peek from Tara E. Peek by Quitclaim Deed dated July 26, 2012, recorded July 27, 2012, in Instrument No. 20120727-0066573, in the Register's Office of Davidson County, Tennessee. Michael W. Peek and Michael Wayne Peek being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3250 McGavock Pike, Nashville, TN 37214
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 2nd day of December, 2021

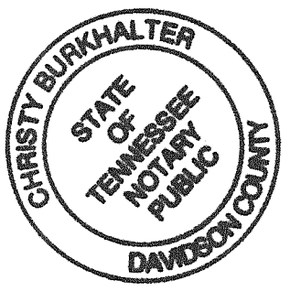
Michael Wayne Peek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2021, before me personally appeared Michael Wayne Peek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2021.

Notary Signature
My commission expires: 1-8-2025



Certificate of Authenticity

I, Jill Neely, 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 12/02/2021.

Date

Jill M Neely

Affiant Signature

12/17/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of December, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON