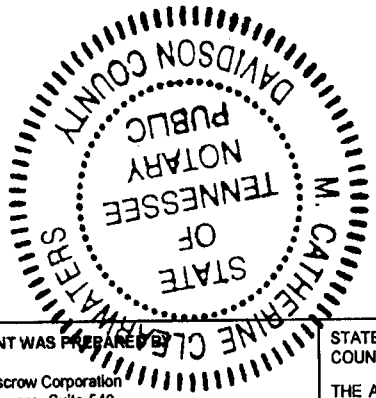


THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P21-4121-WE

Karen Johnson Davidson County
Batch# 787604 DEEDWARR
01/11/2022 12:27:34 PM 3 pgs
Fees: $18.00 Taxes: $3,663.00

20220111-0003453

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Peckenpaugh, III and Skye Fulkerson	William Peckenpaugh, III and Skye Fulkerson	MAP:
183 Moultrie Park	183 Moultrie Park	PARCEL: 116-08-0G-183.00-CO
Nashville TN 37205	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARA HOFMAN, TRUSTEE OF THE DOGWOOD TRUST DATED DECEMBER 11, 2003**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM PECKENPAUGH, III AND SKYE FULKERSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Sugartree Phase 3 Revised of record in Book 5050, page 68, amended in Book 7377, page 434, Register's Office for said County.

Said Lot No. 183 which is a corner lot, fronts 48.36 feet on the easterly margin of Moultrie Park and fronts 93.21 feet on the broken northwesterly margin of Valley Forge said frontages being joined by a curve having a length of 25.76 feet, and extends back 95.53 feet on the northerly line and 106.22 feet on the broken easterly line to a point of intersection.

Being the same property conveyed to Martin E. Fox, Trustee of the Bennett Thomas Trust by Warranty deed from Billy N. Sherrill and spouse, Charlene E. Sherrill of record in Instrument No. 20050411-0039481 Register's Office for Davidson County, Tennessee, dated April 01, 2005 and recorded on April 11, 2005.

Being a portion of the same property conveyed to Mara Hofman, Trustee of the Bennett Thomas Trust dated December 11, 2003 by Quitclaim deed from Martin E. Fox, Trustee of the Bennett Thomas Trust dated December 11, 2003 of record in Instrument No. 20150706-0065284 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on July 06, 2015.

Being a portion of the same property conveyed to Mara Hofman, Trustee of The Dogwood Trust dated December 11, 2003 by Quitclaim deed from Mara Hofman, Trustee of the Bennett Thomas Trust dated December 11, 2003 of record in Instrument No. 20150714-0068532 Register's Office for Davidson County, Tennessee, dated July 07, 2015 and recorded on July 14, 2015.

This is UNIMPROVED ✠ IMPROVED property known as: **183 Moultrie Park, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 30th day of December, 2021.

Mara Hofman, Trustee of The Dogwood Trust dated December 11, 2003

BY: _____

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mara Hofman, Trustee,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2021.

My Commission Expires: See attached

_____
Notary Public

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 30, 2021 before me, Lee Mastrogeorge, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Maaa Hofman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEE MASTROGEORGE
Notary Public - California
Los Angeles County
Commission # 2288723
My Comm. Expires May 25, 2023

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lee Mastrogeorge
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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