Karen Johnson Davidson County
Batch# 794815 DEEDWARR
01/25/2022 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20220125-0008954

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SEVENTEEN THOUSAND AND 00/100 (317,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of January, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Michael C. Peasley and Kristin Peasley (NAME)	**NEW OWNER** (NAME)	**093 11 0A 137.00**
137 Academy Square, Nashville, TN 37210 (ADDRESS)	**2708 Hatteras Court Murfreesboro, TN 37129** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of January, 2022, the undersigned, **CAMMILLIA L. MAYS AND THOMAS L. DISHMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MICHAEL C. PEASLEY AND KRISTIN PEASLEY, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **137 ACADEMY SQUARE, NASHVILLE, TN 37210** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 137 on the Revised Plan of Academy Square of record in Book 5200, Page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Cammillia L. Mays and Thomas L. Dishman, by Warranty Deed from Donald P. Harrington and Martha Harrington, of record in Instrument No. 20190129-0008488, in the Register's Office of Davidson County, Tennessee, dated January 22, 2019 and recorded on January 29, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of January, 2022.

GRANTOR: Cammillia L. Mays

GRANTOR: Thomas L. Dishman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Cammillia L. Mays**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of January, 2022.

Notary Public My Commission Expires 8/8/25

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Thomas L. Dishman**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of January, 2022.

Notary Public My Commission Expires 8/8/25

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 January 14, 2022

Affiant Signature

January 14, 2002
Date

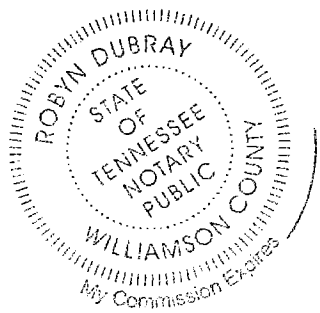
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14th day of January, 2021.

Notary Public

(SEAL)

My Commission Expires: 1-19-2025



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