WARRANTY DEED

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

BS-JG-22-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFI Karen Johnson Davidson County
Batch# 811466 **DEEDWARR**
02/25/2022 12:30:39 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20220225-0021740

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joey Homes, LLC	**NEW OWNER**	
(NAME)	(NAME)	**134-13-0-143.00**
~~330 Franklin Rd~~ 2929 Old Franklin Rd Apt. 823		
(ADDRESS)	(ADDRESS)	
~~Brentwood, TN 37027~~ Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARK L. PECK, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEY HOMES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 282 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 282 fronts 71.3 feet on the southerly side of Paragon Mills Road and extends back 143.5 feet on the easterly line and 131 feet on the westerly line to a dead line, measuring 74 feet thereon.

Being the same property conveyed to Mark L. Peck, an Unmarried person by Warranty deed from William L. Owen and June Elizabeth Owen Witmer and Shirley Ann Owen Felts The Only Heirs at Law of Mildred F. Owen, Deceased of record in Instrument No. 20020726-0090149 Register's Office for Davidson County, Tennessee, dated July 24, 2002 and recorded on July 26, 2002.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 3300, Page (s)34 through 36, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3316, Page 339, amended in Book 3343, Page 293 and Book 3346, Page 248, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3402, Page 343, in the Register's Office for Davidson County, Tennessee.
- Easement and right for the out and fill slopes granted of record in Book 3103, Page 45, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Paragon Mills Rd, Nashville, Tennessee 37211**.

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), 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 the 22nd DAY OF FEBRUARY, 2022.

Mark L. Peck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK L. PECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of February, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212