WARRANTY DEED

Karen Johnson Davidson County
Batch# 812693 DEEDWARR
02/28/2022 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220228-0022704

File No. JN-22-1923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riverside Remodeling and Construction, LLC	Daniel Murphy	
(NAME)	(NAME)	
1600 Peerman Drive	1604 Peerman Drive	072-15-0-294.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Pamela J. Underwood, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Riverside Remodeling and Construction, LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 13, On the Plan of Peerman Heights, as of record in Book 2133, page 3, Register's Office for said County.

Said Lot No. 13 fronts 161.9 ft. on the Westerly side of Peerman Drive and runs back between lines measuring 147.1 ft. on the Northerly line and 98 ft. on the Southerly line to a dead line in the rear on which it measures 158 ft.

Being the same property conveyed to James H. Petty and wife, Mary E. Petty by Installment deed from Ruby I. Easter Hill of record in Book 4305, page 225, Register's Office for Davidson County, Tennessee, dated January 20, 1969 and recorded on January 28, 1969. SEE ALSO: Full Release of Lien recorded on March 29, 1983 in Book 6028, Page 35.

Final Decree recorded between Mary E. (Lundy) Petty vs J. Harold Petty, recorded on June 21, 1985 in Book 6588, Page 575 and Releases recorded on October 19, 1992 in Book 8760, Page 469. The said Mary E. Petty subsequently died intestate on June 27, 2005, and her estate was administered under Docket No. 05P1731, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville. SEE ALSO: Heirship Affidavit recorded on August 25, 2005 in Instrument No. 20050825-0101817, and recorded on August 21, 2006 in Instrument No. 20060821-0102974 and in Instrument No. 20060821-0102975, said Register's office.

Being the same property conveyed to Pamela J. Underwood by Quitclaim deed from Michael Newman Underwood of record in Instrument No. 20070309002963l, Register's Office for Davidson County, Tennessee, dated March 02, 2007 and recorded on March 09, 2007.

This is property more commonly known as 1600 Peerman Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 3rd day of February, 2022.

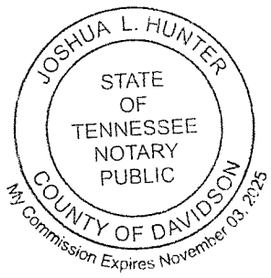
Pamela J. Underwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2022, before me personally appeared Pamela J. Underwood, 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 3rd day of February, 2022.

Notary Signature
My commission expires:



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 02/03/2022.

Date

Jill M Neely

Affiant Signature

02/17/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)