Karen Johnson Davidson County
Batch# 816420 DEEDWARR
03/07/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220307-0025565

Name and Address of New Owner:
Eric Peterson
1209A North 8th Street
Nashville, Tennessee 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 071-16-0-464.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cassie Leach, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric C Peterson, Single Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cassie Leach, an unmarried woman, by Warranty Deed from Nelson Andrew Beck and Chrystal Beck, husband and wife and Jamie Day, unmarried, of record in Instrument No. 20151006-0101506, Register's Office for Davidson County, Tennessee, dated September 29, 2015 and recorded on October 06, 2015. (Value of consideration shown in aforementioned deed $304,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 1209A North 8th Street, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of February, 2022.

Cassandra Leach (SEAL)
Cassandra Leach

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Santa Clara

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

Witness my hand and seal this 23rd day of February, 2022.

RAFAEL ARAUJO
Notary Public - California
Santa Clara County
Commission # 2347998
My Comm. Expires Feb 19, 2025

Notary Public
My commission expires: 02/19/2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of February, 2022.

PATRICIA A. MILLER
NOTARY
STATE
OF
TENNESSEE
PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires: 05/23/2023

File No. ST-22-394

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 2/23/22 (date of document).

Jami K. Averwater

Signature

2/23/22

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23 **day of** February, **2022**

Patricia A. Miller

Notary Public
My Commission Expires: 05/23/2023
Seal

