WARRANTY DEED

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00

Affiant

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

Cheryl D. Bolander
Notary Public

MY COMMISSION EXPIRES: 9/26/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent Peters and Grace Allen Moore	SAME	
(NAME)	(NAME)	
524 A Eastboro Dr.		091 13 2H 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **KEVIN MONTGOMERY, TRUSTEE OF THE 524 EASTBORO DR. TRUST DATED MAY 14, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRENT PETERS AND GRACE ALLEN MOORE, BOTH UNMARRIED**, 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 Unit A of Homes at 524 Eastboro, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 524 Eastboro, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190514-0045250, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 524 Eastboro, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190514-0045250, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to City Limits Construction, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Robin Foster, Unmarried, of record in Instrument No. 20190429-0038990, in the Register's Office of Davidson County, Tennessee, dated April 25, 2019 and recorded on April 29, 2019.

Being part of the same property conveyed to William Kenneth Wade, by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20200519-0051957, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020 and recorded on May 19, 2020. Also see Scrivener's Affidavit of Correction of record in Instrument No. 20200709-0074718, Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 820172 DEEDWARR
03/11/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20220311-0028465

Being part of the same property conveyed to Kevin Montgomery, Trustee of the 524 Eastboro Dr. Trust, dated May 14, 2020, by Quitclaim Deed from William Kenneth Wade, of record in Instrument No. 20200522-0053640, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020 and recorded on May 22, 2020. Also see Scrivener's Affidavit of Correction of record in Instrument No. 20200710-0075710, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 524 A Eastboro Dr., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of February, 2022.

524 EASTBORO DR. TRUST DATED MAY 14, 2020

BY: _____ Trustee

KEVIN MONTGOMERY, TRUSTEE

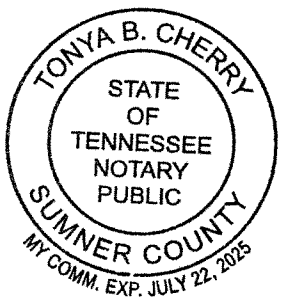
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin Montgomery with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the 524 Eastboro Dr. Trust dated May 14, 2020, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

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

Commission expires:



_____
Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 22, 2022.

J. Carlton Drumwright

February 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 22, 2022.

Notary

My Commission Expires: 12/18/22

