Karen Johnson Davidson County
Batch# 825889 DEEDWARR
03/22/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220322-0032575

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-727

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 11-19-2025 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March, 2022

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melissa Stovall Boyd and Carolyn Stovall 65 Lindsley Avenue #308 Nashville, TN 37210	New Owners	093-11-0H-021.00-CO

WARRANTY DEED

FOR AND IN 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,

Jesse Peltz

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Melissa Stovall Boyd and Carolyn Stovall

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 308 of Muse, a Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development, a Horizontal Property Regime, of record in Instrument No.20200123-0008592, as amended in Instrument No. 20211001-0132086, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit"B" to said Declaration; with percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jesse Peltz by Warranty deed from Muse Nashville,

LLC, a Tennessee limited liability company of record in Instrument No. 20220131-0010970 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on January 31, 2022.

Danielle Peltz, wife of Jesse Peltz, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest she may have in the subject property by reason of her marital status, or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 65 Lindsley Avenue #308, Nashville, TN 37210

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 so 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.

Dated this the 9th day of March, 2022.

Jesse Peltz

Danielle Peltz

STATE OF Florida
COUNTY OF Pasco

On this 9th day of March, 2022, before me personally appeared Jesse Peltz and Danielle Peltz, 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 9th day of March, 2022.

JEREMY BILANCIONE
Notary Public - State of Florida
Commission # HH 120509
My Comm. Expires Apr 22, 2025

Notary Signature
My commission expires: 04-22-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 3/11/2022.

Affiant Signature

3/11/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/11/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON