Karen Johnson Davidson County
Batch# 836391 DEEDWARR
04/08/2022 09:39:30 AM 6 pgs
Fees: $33.00 Taxes: $8,750.50
20220408-0041005

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $2,365,000.00.

Ann M. Peters
AFFIANT

Subscribed and sworn to before me this 1st day of April 2022.

Notary Public
My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

#36827

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Tolbert Wolcott Legg Jennifer Beth Jacobs 4425 Shepard Place Nashville, TN 37205	New Owner	130-06-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

ANN M. PETERS, married

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

TOLBERT WOLCOTT LEGG and JENNIFER BETH JACOBS,
as Joint Tenants with Right of Survivorship

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 4425 Shepard Place (also known as Sheppard Place), Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantor covenants

with the said Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' 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.

KARL E. PETERS, husband of ANN M. PETERS, joins in the execution of this deed for the purpose of waiving and conveying any marital rights he may have in the property interest hereby conveyed.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 1 day of April 2022.

ANN M. PETERS

KARL E. PETERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ANN M. PETERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this the 1st day of April 2022.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KARL E. PETERS, 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 executed the within instrument for the purpose therein contained.

Witness my hand, at office, this the 1st day of April 2022.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
(to Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being the east half of Lot No. 1, on the Map of the Subdivision of Lots Nos. 12 and 13 and the re-subdivision of Lots 10 and 11, Belle Meade No. 2, of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said Lot No. 1 fronts 100 feet on the south side of Shepard Place (also known as Sheppard Place) and runs back between parallel lines 200 feet to a dead line, which is the north line of Lot No. 1 on the map of subdivision of Block "C" Belle Meade No. 2 of record in Plat Book 421, Page 58, said Register's Office.

Being the same property conveyed to KARL E. PETERS and wife, ANN M. PETERS, by deed from JAMES A. PARRISH, JR. and wife, MARY JANE PARRISH, dated July 15, 1997, of record in Book 10533, Page 340, said Register's Office.

Further being the same property conveyed to ANN M. PETERS, by quitclaim deed from KARL E. PETERS and wife, ANN M. PETERS, dated September 12, 2001, of record in Instrument No. 20011019-0114154, said Register's Office.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County and City of Belle Meade taxes and assessments for the year 2022 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 421, Page 58, said Register's Office.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/1/22.

George E. Mudter, Jr.
Dated 4/1/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 4/1/22

My commission expires 10/2/2023

