WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/14/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Alex Ikbariah	Alex Ikbariah	043-15-0-015.00
(NAME)	(NAME)	
925 East Old Hickory Blvd.	P.O. Box 10908	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Jackson, TN 38308	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220498

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, **Jon Peeler, married, and Alvin D. Hale, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alex Ikbariah**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 28 on the Revised Plan of Myatt-Eagan Subdivision, Lots Nos. 2 and 3 of Anderson Estates, as of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jon Peeler, married and Alvin D. Hale, married, by Warranty Deed from Robert P. Crain, dated November 19, 2019, and filed of record in Instrument No. 20191126-0122008, Register's Office for Davidson County, Tennessee. The said Robert P. Crain reserved a Life Estate that was terminated on November 4, 2021 per Affidavit in Furtherance of Title, recorded in Instrument No. 20220408-0041141 in Register's Office in Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 925 East Old Hickory Blvd., Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 836457 **DEEDWARR**
04/08/2022 10:41:02 AM 2 pgs
Fees: $13.00 Taxes: $1,526.25

20220408-0041142

Witness my hand this 7th day of April, 2022.

Jon Peeler by Attorney-in-Fact
Jon Peeler by Alvin D. Hale, Attorney-in-Fact

Alvin D. Hale

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alvin D. Hale, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of April, 2022.

Notary Public
My Commission Expires: 11/19/25

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Alvin D. Hale, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jon Peeler, and who acknowledged that he/she executed the same as the free act and deed of Jon Peeler.

Witness my hand, at office, this 7th of April, 2022.

Notary Public
My Commission Expires: 11/19/25

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY