Karen Johnson Davidson County
Batch# 837671 DEEDWARR
04/11/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220411-0041741

Name and Address of New Owner:
TN Property and Recovery, LLC
236 Courtnea Lane
Manchester, TN 37355

Send Tax Statements To:
TN Property and Recovery, LLC
236 Courtnea Lane
Manchester, TN 37355

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22030491

Map and Parcel: 063 04 0 032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph McPeters, unmarried, and Sharon Michelle Neely (fka Sharon McPeters), unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TN Property and Recovery, LLC, a Utah Limited Liability Company**, hereinafter called the GRANTEE, its successors 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, and being all of Lot No. 2, Plan of Laurel Heights Subdivision, Section A, according to survey and plat of same appearing of record in Book 3600, page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Joseph McPeters and wife, Sharon McPeters and Jean E. McPeters, as joint tenants with right of survivorship by Quitclaim Deed filed for record on December 14, 2004 in Instrument Number 20041214-0148438, of the Register's Office of Davidson County, Tennessee. Jean E. McPeters died on August 20, 2018, leaving Joseph McPeters and Sharon McPeters (now known as Sharon Michelle Neely) as surviving tenants.

This conveyance is subject to the following: All matters including but not limited to restrictions set forth on plat of record in Book 3600, page 44; All matters as set forth per plat of record in Book 3600, page 44; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 101 Laura Ave, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 31st day of March, 2022.

Joseph McPeters

Sharon Michelle Neely

State of Tennessee

County of Rutherford

Personally appeared before me, Joseph McPeters with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st of March, 2022.

Notary Public
My Commission Expires: 9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

State of Tennessee

County of Rutherford

Personally appeared before me, Sharon Michelle Neely with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st of March, 2022.

Notary Public
My Commission Expires: 9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00.

Affiant Signature

Subscribed and sworn to before me, this 31st day of March, 2022.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 3/31/22 (date of document).

Affiant Signature

4/4/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of April, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY