WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. [illegible]

Prepared By:
The Tennessee Law Center, PLLC
41 Diana Street
Memphis, TN 38104
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Karen Johnson Davidson County
Batch# 868467 DEEDWARR
06/07/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $928.33
20220607-0065267

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $250,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this June 1, 2022.

Notary Public

Comm. Exp: [illegible]

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES [illegible], 2025

Owner Name and Address:	Property Address:	Send Tax Bills To:
C B Howse Jr	4940 Peppertree Dr Antioch, TN 37013	New Owner

Tax Parcel ID Number: 165 14 0 136.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, William Taylor Wright, a single person ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto C B Howse Jr ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

> Being all of Lot No. 292, of Revised Section Eleven on the Plat of Peppertree Forest, as shown by plat and survey of record in Plat BOok 8250, Page 118, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a ore complete and accurate description of said lot.

Being the same property conveyed to William Taylor Wright by way of Warranty Deed of record under Instrument No. 20191105-0114113 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real

estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This conveyance is further made subject to real property taxes for 2022 and subsequent years, all of record in said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective June 1, 2022.

William Taylor Wright

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

On this 27th day of May, 2022, before me personally appeared William Taylor Wright, to me known (or proved on the basis of satisfactory evidence) 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 (or person's) free act and deed.

Witness my hand, at office, this 27th day of May, 2022.

Notary Public

My Commission Expires: 11-20-2023

(SEAL)

SALLY LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
Midtown Title LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Certificate of Authenticity

I, Michael Ferrence, 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 6/1/22.

Affiant Signature

6/1/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2022.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

