Karen Johnson Davidson County
Batch# 870862 DEEDWARR
06/14/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,731.60
20220614-0067406

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000.00.

Affiant

MEGAN SKEA MILLSAP
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 8.19.24

(AFFIX SEAL)

Y-BMR-22-4276

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shirley Q. Peters and Konrad M. Peters	New Owner	
(NAME) **4276 Rachel Donelson Pass**	(NAME)	**075-11-0A-134.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID LEE LOVING AND JENNIFER L. LOVING, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHIRLEY Q. PETERS AND KONRAD M. PETERS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Phase Four-B, Heritage Meadows of record in Plat at Instrument No. 20031111-0164698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Lee Loving and Jennifer L. Loving, husband and wife by Warranty deed from Opendoor Property D LLC, a Delaware limited liability company of record in Instrument No. 20191104-0113665 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 04, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 88, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Instrument 200311110164698, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10337, page 102, Register's Office for Davidson County, Tennessee.
- Declaration of Annexation of record in Instrument 200404190044083, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10337, page 123, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11114, page 771, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument 200311060163196, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument 20090115-0003847, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6838, Page 485, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 9803, Page 670, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4276 Rachel Donelson Pass, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 6th DAY OF JUNE, 2022.

David Lee Loving

Jennifer L. Loving

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID LEE LOVING, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER L. LOVING, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Certificate of Authenticity

I, Megan Millsap, 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 6.6.22.

Date

Affiant Signature

6.6.22

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature
My Commission Expires: 3/3/26

Notary's Seal (if on paper)

