Name and Address of New Owner:
Kevin Owen and Julia Peredo
2432A Chapman Dr.
Nashville TN 37206
Send Tax Bills To:
Same As New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 083-12-0W-001.00 CO

Karen Johnson Davidson County
Batch# 872331 DEEDWARR
06/15/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220615-0068616

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tad Hunter Stewart and Sara B. Stewart, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin Owen and Julia Peredo, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the Plan of The Homes at 2432 Chapman Drive, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210301-0025767, 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 a portion of the same property conveyed to James Earl Covington and wife, Peggy Gardner Covington by Warranty Deed from Gains & Gregory Construction Company, Inc. of record in Book 2442, Page 371 Register's Office for Davidson County, Tennessee, dated July 22, 1955 and recorded on July 26, 1955. (Value of consideration shown in aforementioned deed $NA.)

James Earl Covington died vesting Peggy Gardner Covington as surviving tenant.

Being a portion of the same property conveyed to Tad Hunter Stewart and Sara B. Stewart, husband and wife by Warranty Deed from Peggy Gardner Covington, unmarried of record in Instrument No. 20201231-0154896 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 31, 2020. (Value or consideration as shown in aforementioned deed $275,000.00.)

For informational purposes only: Being also known as 2432 A Chapman Drive, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of May, 2022.

Tad H. Stewart (SEAL)
Tad Hunter Stewart

Sara B. Stewart (SEAL)
Sara B. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tad Hunter Stewart and Sara B. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2022.



Notary Public
My commission expires: 5-5-2025

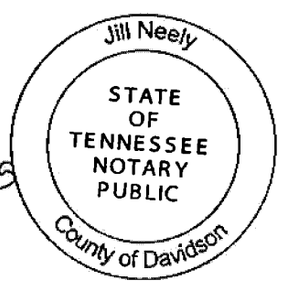
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of May, 2022.



Notary Public
My commission expires: 01-06-2026

File No. GNT-22-2163

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 May 16, 2022.

Affiant Signature

May 16, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

16th day of May, 2022.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Notary's Seal (if on paper)