39B

Prepared by and
Blake Garner, Attorney
Trinity Title LLC
401 W. Main Street Ste 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Karen Johnson Davidson County
Batch# 877694 DEEDWARR
06/24/2022 12:46:37 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20220624-0072576

Affiant

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15 day of June, 2022

Lydia H Weaver
Notary Public
My Commission Expires: 7/9/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anita Gandhi 6337 A Alamo Place Nashville, TN 37209	CAPSTAR 2002 RICHARD JONES RD #3 NASHVILLE, TN 37215	091-09-3B-00100 CO POA

WARRANTY DEED

FOR AND IN 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 **Heather Peltier, Unmarried and Brandon Craig, Unmarried as joint tenants** HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anita Gandhi, an Unmarried Woman** HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS 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, being Unit 1 of 6337 ALAMO PLACE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6337 ALAMO PLACE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161118-0121924, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6337 ALAMO PLACE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161118-0121924, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Heather Peltier, unmarried and Brandon Craig, unmarried, as joint tenants, by Warranty Deed from George P. Lauderback, II and Tina Lynn Lauderback, dated 7/28/2017 and recorded 7/31/2017 in Instrument No. 20170731-0077170, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6337 A Alamo Place Nashville, TN 37209

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of June, 2022

Heather Peltier

Brandon Craig

STATE OF VA
COUNTY OF James City

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Heather Peltier and Brandon Craig with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath acknowledged themselves the within named Bargainors who executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2022.

Don G. Chance II
Notary Public
My Commission Expires:
11/30/2023

DON G. CHANCE II
NOTARY PUBLIC
REG # 7501676
MY COMMISSION EXPIRES
11/30/2023
COMMONWEALTH OF VIRGINIA