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Karen Johnson Davidson County
Batch# 886102 DEEDWARR
07/08/2022 12:12:46 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20220708-0078951

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00 Affiant Subscribed and sworn to before me, this the 6th day of July, 2022. Notary Public My commission expires: 7/9/22

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amalia Jo Peterson Benjamin C. Peterson	First Horizon Bank	082-03-0-076.00
844 North 2nd St	165 Madison Ave	
Nashville, TN 37207	Memphis, TN 38103	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZACHARY MASON DEMMOND AND MARTHA CALVIN ROLLAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMALIA JO PETERSON AND BENJAMIN C. PETERSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 38 and the Northerly five (5) feet of Lot No. 36 on the Plan of Shields, Davis Sharpe and Horn Subdivision, of record in Plat Book 57, Page 86, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 and the Northerly part of Lot No. 36 front together 45 feet on the Westerly side of North Second Street, formerly Harris Street, and run back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to John Silkey, a single man by Warranty deed from Mark Driver, married and Joan Oglesby, married of record in Instrument No. 20141113-0104816 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 13, 2014.

Being the same property conveyed to Zachary Mason Demmond and Martha Calvin Rolland by Warranty deed from John Silkey, a married man of record in Instrument No. 20201217-0149345 Register's Office for Davidson County, Tennessee, dated December 10, 2020 and recorded on December 17, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 844 North 2nd Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of July, 2022.

Zachary Mason Demmond

Zachary Mason Demmond

Martha Calvin Rolland

Martha Calvin Rolland

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 Zachary Mason Demmond and Martha Calvin Rolland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2022.

Notary Public

My Commission Expires: 3-3-26

