McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Return to:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2022.

Notary Public

My commission expires: 3-21-26

Karen Johnson Davidson County
Batch# 888138 DEEDWARR
07/13/2022 10:41:22 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20220713-0080492

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kaitlyn Daugherty	**New Owner**	**172-12-0A-057.00CO**
936 Fallview Trail		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Orlan Lonnie Grasman, now known as Orlan Lonnie Peddle, Trustee under Agreement dated June 29, 1993, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaitlyn Daugherty, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 319 on the Plan of Section Two, Bradford Hills of record in Book 7900, Page 117, 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 Orlan L. Peddle by Warranty Deed from Firooz Yazdian, dated October 30, 1990, of record in Book 8232, Page 263, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Orlan Lonnie Grasman, Trustee U/A/D June 29, 1993, by Quitclaim Deed from Orlan L. Peddle, individually, dated June 29, 1993, of record in Book 9014, Page 43, Register's Office for Davidson County, Tennessee. Orlan Lonnie Grasman having since married is now known as Orlan Lonnie Peddle. Orlan Lonnie Peddle's spouse died on September 28, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 7900, Page 117, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, Page 170, amended in Book 8074, Page 269, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 6, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 7690, Page 260 and Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.
Water Mains Easement of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.
Agreement with Southern Bell Telephone Co. of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 9066, Page 809, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 936 Fallview Trail, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 30th day of June, 2022

X Orlan Lonnie Peddle, Trustee
Orlan Lonnie Peddle, Trustee under Agreement dated June 29, 1993

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Orlan Lonnie Peddle, Trustee under Agreement dated June 29, 1993, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2022.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 22-400
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027