THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37202-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bryan D. Alder, Chelsie Alder 124 Blackpool Drive Antioch, TN 37013	New Owner	Map and Parcel No.: 173100C00600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy A. Whitaker**, **an unmarried individual** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Alder and Chelsie Satterfield Alder, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 124 Blackpool Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 897162 DEEDWARR
08/02/2022 08:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20220802-0087609

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2022.

Peggy A. Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peggy A. Whitaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2022.

Notary Public

My Commission Expires: 3/6/24

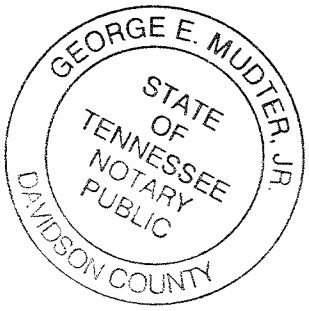


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Delvin Downs, Phase 1 as of record in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

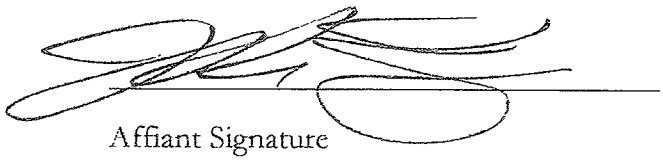
Being the same property conveyed to Peggy A. Whitaker, an unmarried individual, by deed dated November 29, 2007 from Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20071205-0141061, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, and Restrictions for Delvin Downs, of record in Instrument No. 20070807-0094340, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Delvin Downs Homeowners Association of record in Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee.
5. Right of Way Deed of record in Book 2739, Page 637, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20060406-0039484, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Joshua A. Terry, 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 7/29/2022.



Affiant Signature

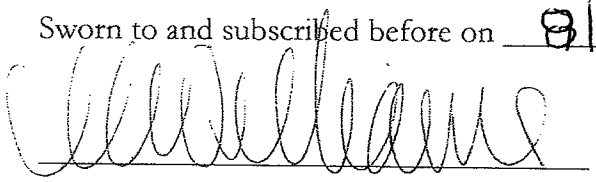
8/11/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/11/2022.



Notary Public

My Commission Expires: 5-23-23

