WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2022.

Notary Public

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

MY COMMISSION EXPIRES:

DM-BHHS-22-1640

Karen Johnson Davidson County
Batch# 907978 **DEEDWARR**
08/25/2022 10:20:04 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220825-0095960

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert W. Norris, Jr	**Interlinc Mortgage Services, LLC**	
(NAME)	(NAME)	
1640 Lawncrest Dr	**5875 N Sam Houston Pkwy West Suite 300**	**094 12 0 070.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Houston, TX 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEONARD PECK, JR. AND FANELL PECK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT W. NORRIS, JR, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 of The Resubdivision of Lot 34, Clovernook Subd., as of record in Plat Book 5200, Page 709, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leonard Peck, Jr., by Quitclaim Deed from Asiyah Peck, of record in Book 11694, Page 641, in the Register's Office of Davidson County, Tennessee, dated October 05, 1999 and recorded on October 07, 1999. Leonard Peck has since divorced and remarried. Fanell Peck, spouse of Leonard Peck, hereby joins in this conveyance and does transfer and convey any and all marital interest, Fanell Peck may have in and to the above-referenced tract or parcel of land.

Being the same property conveyed to Leonard Peck Jr., and wife, Asiyah Peck, by Deed from Monroe J. Boyd II and wife, Bambi S. Boyd, of record in Book 11508, Page 495, in the Register's Office of Davidson County, Tennessee, dated May 28, 1999 and recorded on June 02, 1999.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Resubdivision of Lot 34, Clovernook Subd., as recorded in Plat Book 5200, Page(s) 709 .
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clover Nook, as recorded in Plat Book 2900, Page 51 and 52; as amended in Instrument No. 20070731-0090888.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2994, Page 126.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6380, Page 256 and Book 7891, Page 107.
- Rights of upper and lower riparian owners to the flow of the waters of the unnamed water branch off, free from diminution or pollution.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1640 Lawncrest Dr, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF AUGUST, 2022.

Leonard Peck, Jr.

Fanell Peck by Leonard Peck Jr Attorney In Fact

Fanell Peck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD PECK, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD PECK, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FANELL VAUGHN PECK, and who acknowledged he/she/they executed the same as the free act and deed of the said FANELL VAUGHN PECK.

Witness my hand and official seal, this the 23rd of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212