22NT01282

Karen Johnson Davidson County
Batch# 910720 DEEDWARR
08/31/2022 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220831-0098243

# WARRANTY DEED

THIS INDENTURE, made and entered into as of the **25th day of August, 2022**, by and between **James P. Victory and Tabitha A. Victory, husband and wife,** party of the first part, and **Peter Elias**, party of the second part,

**WITNESSETH**: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

> Land in Davidson County, being Lot 43 on the Plan of Section Three, Ransom Park, of record in Instrument No. 20030718-0101335, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to James P. Victory and Tabitha A. Victory by deed of record under Instrument Number 20031107-0163924, re-recorded at 20031229-0183059 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

> 2022 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay; Subdivision Restrictions, Building Lines, Easements and other matters of record included in Instrument No. 20030718-0101335; Declaration of Covenants, Conditions & Restrictions at Instrument No. 20011010-0110579; Declarant of Use Restrictions at Instrument No. 20000725-0073496; Charter at Instrument No. 20081210-0119250, all in said Register's Office;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James P. Victory

Tabitha A. Victory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James P. Victory and Tabitha A. Victory to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notarial Seal at office this **August 25, 2022.**

Notary Public

My commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 25th day of August 2022.

Notary Public

My commission expires: 7-7-2025

***Property address***:
2608 Stormlight Court South
Nashville, TN 37217

***Property owner & address***:
Peter Elias

***Prepared by***:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
F6138353

***After recording, return to***:
Tennessee Nations Title Agency
404 BNA Drive, Bldg 200 #310
Nashville, TN 37217

***Tax ID number***:
135-10-0C-048-00

***Mail tax bills to***:

**Tennessee Certification of Electronic Document**

I, Ruth Turner 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 8/25/2022 (date of document).

Affiant Signature

8/31/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 of August, 2022.

(SEAL)




Notary's Signature
My Commission Expires: 11-06-24