Karen Johnson Davidson County
Batch# 931884 DEEDWARR
10/20/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20221020-0114412

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19296-AP

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2022.

Notary Public
My Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Theodore Byrne Peetz Jamie Baresel Peetz 908 Kenwick Court West Nashville, TN 37221	New Owner	155-08-0C-168-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jay W. Purkey and Cynthia S. Purkey, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Theodore Byrne Peetz and Jamie Baresel Peetz, husband and wife**, 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 all of Lot No. 168, Phase 2, Poplar Creek Estates, according to survey and plat of same appearing of record in Book 6900, pages 339-347, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. See also Amendment and Change of Survey Monumentation Plan of record in Book 7900, pages 888 and 889, said Register's Office.

Being the same property conveyed to Jay W. Purkey and spouse, Cynthia S. Purkey by Warranty Deed from Stuart A. Hansen and spouse, Julia Carter Hansen, dated March 18, 2000, recorded March 20, 2000, of record in Instrument No. 200003200028326, Register's Office for Davidson County, Tennessee.

This is improved property located at: **908 Kenwick Court West, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2022.

GRANTOR:

Jay W. Purkey

Cynthia S. Purkey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jay W. Purkey and Cynthia S. Purkey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of October, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

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 10/18/2022.

Affiant Signature

10/19/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/19/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON