Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122
SG-23-527

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of February, 2023

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 973348 DEEDWARR
02/22/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230222-0012658

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bailey Flint 724 Ansley Court Antioch, TN 37013	Bailey Flint 724 Ansley Court Antioch, TN 37013	175-01-0-010.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Peggy L. Greiner, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bailey Flint, 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. 83 on the Plan of Final Plat Asheford Crossing, Section Four of record in Plat Book 9700, Page 912, 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 Peggy L. Greiner, an unmarried woman, by Warranty Deed from Deborah C. Hargrove and husband, Brain K. Hargrove, of record in Instrument No. 20080822-0086434 Register's Office for Davidson County, Tennessee, dated July 29, 2008 and recorded on August 22, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 724 Ansley Court, Antioch, TN 37013

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 so 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. 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.

Dated this the 21st day of February, 2023.

Peggy L. Greiner

Peggy L. Greiner

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of February, 2023, before me personally appeared Peggy L. Greiner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA E. ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 Feb 21, 2023.

Affiant Signature

Feb 22, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Feb 22, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON