Karen Johnson Davidson County
Batch# 984846 DEEDWARR
03/27/2023 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230327-0022175

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1279

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of March, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Peetz 535 Doral Country Drive #39B Nashville, TN 37221	New Owner	142 06 0D 057.00

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,

Jamie Baresel Peetz and Theodore Byrne Peetz, wife and husband

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

Mary Peetz, 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 a part of The Plan of Doral Country Villa Condominiums, Section VII, as of record in Plat Book 5200, Page 223, said Register's Office, the part hereby described being; Unit No. 39B on said Plan and described by the Master Dee establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, Page 727, said Register's Office.

BEING the same property conveyed by Warranty Deed from WM Enterprises, LLC, a Tennessee Limited Liability Company to Theodore Peetz, unmarried, recorded May 14, 2013, as Instrument No. 20130514-0048472 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $109,900.00.

BEING the same property conveyed by Quit Claim Deed from Theodore Peetz to Jamie Peetz and Theodore Peetz, a married couple, recorded December 14, 2017, as Instrument No. 20171214-0127710 in Davidson County, Tennessee Register of Deeds.

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: 535 Doral Country Drive #39B, Nashville, TN 37221

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 24th day of March, 2023.

Jamie Baresel Peetz

Theodore Byrne Peetz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2023, before me personally appeared Jamie Baresel Peetz and Theodore Byrne Peetz, 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 24th day of March, 2023.

Notary Signature
My commission expires: 5-23-23



WARRANTY DEED

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 3/24/2023.

Affiant Signature

3/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/27/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON