398

Karen Johnson Davidson County
Batch# 999613 DEEDWARR
05/04/2023 01 16 27 PM 2 pgs
Fees $13 00 Taxes $2,919 30

20230504-0033247

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $789,000 00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2023

Notary Public

My commission expires 7/6/2026

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jake Arthur and Nicole Peltier	CMG Mortgage	**091 06 0O 002.00**
5811B Morrow Road	3160 Crow Canyon Rd, Ste 400	
Nashville, TN 37209	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rebecca Lacey Kohlmoos and Jason Heckert, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jacob Arthur and Nicole Peltier, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Unit No 5811B on the Plan of 5811 Morrow Road Townhouses, a Horizontal Property Regime With Private Elements in Exhibit "B" in the Master Deeds of record at Instrument No 20150330-0026961 and Instrument No 20150330-0027004, 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 Rebecca Lacey Kohlmoos and Jason Mark Heckert, wife and husband, by Warranty Deed from Andrew H Hard and Sara Hard, husband and wife, of record in Instrument No 20200218-0017860, in the Register's

Office of Davidson County, Tennessee, dated February 12, 2020 and recorded on February 18, 2020 (Value or consideration shown in aforementioned deed $485,618.00)

This is improved property known as **5811B Morrow Road, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of April, 2023

Jason Heckert

Rebecca Lacey Kohlmoos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jason Heckert and Rebecca Lacey Kohlmoos, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 27th day of April, 2023

Notary Public
My Commission Expires May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No 23-000004-670