Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1001565 DEEDWARR
05/10/2023 10.33 16 AM 2 pgs
Fees. $13.00 Taxes. $2,046 10

20230510-0034803

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $553,000.00

Katie Bradley
Affiant

Subscribed and sworn to before me, this 8th day of May, 2023

Notary Public
My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Virgina Steindorf **Matthew Parker Oden**	New Owner	**08401010600**
822 Kingsland Lane		
Fort Lee, NJ 07024		

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 ACKNOWLEDGE, WE,

William Eric Peck, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Virgina Steindorf and Matthew Parker Oden, wife and husband

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. 50, on the Plan of Section One, Rose Estates, of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to William Eric Peck, a single person, by Warranty Deed from Auston G Deville and Laura Deville, husband and wife, dated January 31, 2012, of record in Instrument No. 20120210-0011921, in the Register's Office for Davidson County, Tennessee. William Eric Peck is now married. Sandra Peck hereby signs to convey any interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 812 Roseview Dr, Nashville, TN 37206.

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 in 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.

William Eric Peck Date: 5/8/23

Sandra Peck Date: 5/8/23

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William Eric Peck and Sandra Peck, the within named Grantor(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.

Witness my hand, at office, this 8th day of May 2023, _____.

NOTARY PUBLIC

My Commission Expires. 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY