Karen Johnson Davidson County
Batch# 1006897 DEEDWARR
05/24/2023 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,376.40
20230524-0038979

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-14409-2023

WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of May, 2023

NOTARY PUBLIC

My commission expires: 9.21.26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisher Hursandovi Mamamtaliev 8517 Calistoga Way Brentwood, TN 37027	Same address as new owner	181-14-0A-161-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY TWO THOUSAND AND 00/100 Dollars ($372,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RANDALL PEELE AND DEBRA C. PEELE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALISHER HURSANDOVI MAMAMTALIEV**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 215 on the Plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A1 to the second supplement to Declaration of Protective Covenants, Conditions, and Restrictions and Easements of record in Instrument #20060731-0092350, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Debra C. Peele and Randall Peele, wife and husband, from Timothy E. Richards, a married man, by Warranty Deed dated March 28, 2022 and recorded April 4, 2022 in Instrument #20220404-0038346, said Register's Office.

Being the same property conveyed to Timothy E. Richards, an unmarried man, from Centex Homes, a Nevada general partnership, by Warranty Deed dated February 15, 2007 and recorded February 20, 2007 in Instrument #20070220-0020629, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 8517 Calistoga Way, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of May, 2023

GRANTOR(S)

Randall Peele

Debra C. Peele

STATE OF TENNESSEE Missouri
COUNTY OF Greene

Personally appeared before me, a Notary Public, Randall Peele and Debra C. Peele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day of May, 2023

JEANETTE RENEE GRANT
Notary Public – Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires May 19, 2024
Commission #12381273

Notary Public

Jeanette Renee Grant
Printed Notary Name

My commission expires: 5-19-2024

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of May, 2023

GRANTOR(S)

Randall Peele

Debra C. Peele

STATE OF ~~TENNESSEE~~ KENTUCKY RS
COUNTY OF WARREN

Personally appeared before me, a Notary Public, Randall Peele and Debra C. Peele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of May, 2023.

Notary Public

RICK SMITH
Notary Public
Commonwealth of Kentucky
Commission Number KYNP23012
My Commission Expires Feb 6, 2025

Rick Smith
Printed Notary Name

My commission expires: 2-6-2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-21-23.

Affiant Signature

5-24-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY