Karen Johnson Davidson County
Batch# 1017745 DEEDWARR
06/22/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20230622-0047437

Prepared By & Return To: Tennessee Title Services, LLC 547 N Mt Juliet Road, Suite 100 Mt. Juliet, TN 37122 SG-23-2217	STATE OF TENNESSEE COUNTY OF ~~Wilson~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2023 Notary Public Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Eric Peck 219 Hillcrest Drive Madison, TN 37115	All Western Mtg, Inc. 8345 W Sunset Rd., Ste 380 Las Vegas, NV 89113	043-14-0-171.00

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,

Carlos M. Rodríguez and Diana I. Duran, now known as Diana Aimee Duran Rodriguez, husband and wife

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

William Eric Peck, a married man, as his sole and separate property

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 the Southerly 100 feet of Lot No. 26, Block "B" on the Plan of Yowell Place of record in Plat Book 974, Page 61, 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 Carlos M. Rodriguez and Diana I. Duran, husband and wife by Warranty deed from Charles William Drennan and Kathryn Elliott Vaughn, husband and wife of record in Instrument No. 20220907-0100216 Register's Office for

Davidson County, Tennessee, dated August 31, 2022 and recorded on September 07, 2022. The said Diana I. Duran now known as Diana Aimee Duran Rodriguez.

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: 219 Hillcrest Drive, Madison, TN 37115

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 20th day of June, 2023.

Carlos M. Rodríguez

Diana Aimee Duran Rodriguez

STATE OF TENNESSEE
COUNTY OF WILSON

On this 20th day of June, 2023, before me personally appeared Carlos M. Rodríguez and Diana Aimee Duran Rodriguez, 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 20th day of June, 2023.

Notary Signature
My commission expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 28, 2026
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/20/23 (date of document).

Jennifer Russell
Affiant Signature

6/22/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of June 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

