Karen Johnson Davidson County
Batch# 1032924 DEEDWARR
08/01/2023 10 37 09 AM 2 pgs
Fees $13 00 Taxes $2,775.00
20230801-0059218

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 3/23/27

(AFFIX SEAL)

MS 2023-0718

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nicholas Pecenka and Stacey Pecenka		128-16-0B-060 00-CO
(NAME)	(NAME)	
545 Summitt Oaks Court	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Ben Upton and Elizabeth Upton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Pecenka and Stacey Pecenka, husband and wife,** 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. 60 on the Plan of Phase Four, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20060417-0043459 and revised in Instrument No. 20060516-0057170, 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 Ben Upton and Elizabeth Upton, husband and wife by Warranty deed from James Shapter, by Marisa Shapter, his attorney-in-fact, by virtue of Power of Attorney recorded in Instrument No. 20170222-0017879, Register's Office for Davidson County, Tennessee, and Marisa Shapter; said Warranty deed of record in Instrument No. 20170222-0017880 in the said Register's Office, dated February 21, 2017 and recorded on February 22, 2017.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable Subject to all matters shown on the Plan of record in Plat at Instrument No 20060417-0043459 and revised in Instrument No. 20060516-0057170, Register's Office for Davidson County, Tennessee Subject to all matters on Boundary Plat of record in Plat Book 9700, page 255, Register's Office for Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions,

easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060418-0044430, Register's Office for Davidson County, Tennessee. Charter of Summit Oaks Homeowners Association, Inc of record in Instrument Number 20020331-0013598, in the Register's Office for Davidson County, Tennessee Stormwater Detention Agreement of record in Instrument Number 20050728-0088585, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Utilities Easement of record in Book 9740, Page 971, Instrument No. 20010925-0103587, and Instrument No 20010925-0103588, in the Register's Office for Davidson County, Tennessee Subject to rights of others in and to the common areas and/or elements

This property, known as 545 Summitt Oaks Court, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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.

Witness my/our hand(s) this 31st DAY OF JULY, 2023

Ben Upton

Elizabeth Upton

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ben Upton and Elizabeth Upton, husband and wife, 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 and official seal at office, this 31st day of July, 2023

Notary Public

My commission expires: 3/23/27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County