Karen Johnson Davidson County
Batch# 1044291 DEEDWARR
08/30/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230830-0068034

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Kenneth Robson, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Aubrey A Peacock**,** an unmarried woman, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Section One, Foundry Heights, as shown on plat of record in Book 3600, Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> This is the same property designated as Map 90, Group 12, Parcel 305.00 in the Tax Assessor's Office in Davidson County Tennessee.
>
> Being the same property conveyed to Kenneth Robson by Warranty Deed from Cynthia Beth Barringer, recorded June 14, 2021 in Instrument No. 20210614-0079617, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to all matters as shown on plat of record in Book 3600, Page 16 and subject to Restrictive Covenants of record in Book 3578, Page 493, both in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2023** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 24th day of August, 2023.

Kenneth Robson

State of Tennessee
County of Sumner

On this the 24th day of August, 2023, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Kenneth Robson to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 6/7/2025

Notary Public

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 25th day of August, 2023.

Notary Public

My Commission Expires: 10/2/2023

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

MAIL TAX BILLS AND DEED TO:
New Owner

File No.: 2112445B

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Aubrey A Peacock
6420 Futura Drive
Nashville, TN 37209

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/24/2023.

D. Shayne Adair

8/28/2023
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 28 day of August, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026