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# 1066049 DEEDWARR
10/30/2023 12 53 23 PM 3 pgs
Fees $18 00 Taxes $7,862 50

20231030-0084636

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,125,000 00 (Affiant) Sworn to and subscribed before me this 27th day of October, 2023 Notary Public My commission expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Marcya H. D. Bove, Esq
City House Title, LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Adam Marshall Peebles and Reina Hamilton Peebles (NAME)	**Adam Marshall Peebles and Reina Hamilton Peebles** (NAME) New owner	**102-08-0-029.00**
(ADDRESS) **824 Russleo Drive** **Nashville, TN 37209**	(ADDRESS)	
(City) (State) (Zip)	**(City) (State) (Zip)**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Windsor Homes, LLC, a Tennessee limited liability company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adam Marshall Peebles and Reina Hamilton Peebles, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Horton Heights, Section IV of record in Plat Book 1835, Page 129, 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 Windsor Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Blue Terrapin LLC, a Florida Limited Liability Company of record in Instrument No. 20191105-0114061, Register's Office for Davidson County, Tennessee, dated October 14, 2019 and recorded on November 5, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) taxes for the year 2023, a lien due and payable, but not delinquent, and all subsequent years, and (7) subject to all matters shown on the Plan of record in Plat Book 1835, Page 129, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of October, 2023.

Windsor Homes, LLC, a Tennessee limited liability company

By: Marcya H.D. Bove

Marcya H. D. Bove, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Mary Clifton of the state and county mentioned, personally appeared Marcya H. D. Bove, Authorized Representative of Windsor Homes, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Representative of Windsor Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that such Marcya H. D. Bove of Windsor Homes, LLC, as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Representative.

Witness my hand and seal, at office in Franklin, TN this 26 th day of October, 2023.

Notary Signature

Printed Name: Mary Clifton

My commission expires: 10/26/25

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

Personally appeared before me, _____, a notary public for this county and state, _____ _____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: _____
Notary's Seal