WARRANTY DEED

Karen Johnson Davidson County
Batch# 1192386 DEEDWARR
10/10/2024 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $765.90
20241010-0078830

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Lydia Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/23/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ashley Weedman, First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2413907-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
My Tennessee Home Solution LLC, a Tennessee Limited Liability Company	My Tennessee Home Solution LLC, a Tennessee Limited Liability Company	042 07 0A 104.00
(NAME)	(NAME)	
533 Heritage Ln	533 Heritage Ln	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seven Thousand And No/100 Dollars ($207,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOE M. PEACH AND KIMBERLY PEACH, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MY TENNESSEE HOME SOLUTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 307 ON THE PLAN OF HERITAGE SQUARE, PHASE III, AS OF RECORD IN PLAT BOOK 5200, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

APN/Parcel ID: 042 07 0A 104.00

Being the same property conveyed to Joe M. Peach and Kimberly Peach by Quitclaim Deed in an instrument dated September 22, 2017 and recorded October 13, 2017 in Instrument No. 20171013-0105131 in the registers office for Davidson County Tennessee.

unimproved ☐
This is improved ☒ property, known as 533 Heritage Ln, Madison, TN 37115
(House No.) (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 successors 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 successors 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 our hands this 25 day of Sept, 2024.

Joe M. Peach

Kimberly Peach

STATE OF TENNESSEE

COUNTY OF Benton

The foregoing instrument was acknowledged before me this 25 day of September, 2024, by Joe M. Peach and Kimberly Peach, husband and wife

Notary Public

Witness my hand and official seal.
My Commission Expires: 01.21.2026

MICHELLE Y THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 01-21-2026

DAVIDSON COUNTY REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, Lydia Johnson do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document attached - **Warranty Deed** dated September 25, 2024 from Joe M. Peach and Kimberly Peach, husband and wife, as Grantor to My Tennessee Home Solution LLC and/or Assigns, as Grantee - 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.

This September 26, 2024

Lydia Johnson

9/26/2024
Date

STATE OF COLORADO

COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 26 day of September, 2024, by Lydia Johnson.

Notary Public

Witness my hand and official seal.
My Commission Expires:
02-23-2026

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026