WARRANTY DEED

Karen Johnson
Batch # 1237823
02/14/2025 02 27 54 PM
Fees $13 00 Taxes $342 62

Davidson County
DEEDWARR
2 pgs

20250214-0011460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,600 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 24-0376

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Nashwood Real Estate, Inc	NEW OWNER	Map 17600006200
(NAME) 8200 Old Harding Pike	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-TWO THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($92,600 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PEGGY L. POPE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NASHWOOD REAL ESTATE, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 1 on the Plan of Final Plat, W E Sanders Property (Phase One) of record in Instrument No 200002220016956, in the Register's Office for Davidson County, Tennessee, to which Plan reference made for a more complete description of the property.

Being the same property conveyed to Peggy L. Pope, an unmarried woman, by Quitclaim Deed from Peggy L Pope F/K/A Peggy Robinson Pope, an unmarried woman, of record in Instrument No. 20200715-0077192, dated June 25, 2020, Register's Office for said County Also see Affidavit of Death in

Instrument No 20200715-0077191, and Warranty Deed in Book 10937, Page 934, dated May 18, 1998, said Register's Office

This conveyance is made subject to (1) 2025 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Instrument No 200002220016956, said Register's Office

unimproved ☐
This is improved ☒ property, known as 4214 Laurenwood Drive, Antioch, TN 37013
(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 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 our hands this 3rd day of February, 2025

Peggy L. Pope
Peggy L Pope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy L Pope, 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 this, 3rd day of February, 2025

My Commission Expires 3.2.26 Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON