Karen Johnson Davidson County
Batch# 1258239 DEEDWARR
04/14/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250414-0027633

WARRANTY DEED

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AP-25-9288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 3-3-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisha Hinton Hill and Christopher Riley Hill	New owner	
(NAME)	(NAME)	
1017 Townley Drive		051-07-0-001.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I/we, **Karla Peacher, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alisha Hinton Hill and Christopher Riley Hill, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 151 on the Plan of Pleasant Acres, Section Five of record in Plat Book 2331, Page 56, as amended in Book 4282, Page 58, in the Register's Office for Davidson County.

Said Lot No. 151 is described as beginning at a point in the westerly margin of Townley Drive at the corner of Lots Nos. 150 and 151; thence with the line between said lots, westerly 225 feet to a point; thence southerly 219.26 feet to the north margin of Fairoaks Drive; thence with the margin of same, easterly 186.52 feet to the beginning of a curve; thence around said curve, northeasterly 30.02 feet to the margin of Townley Drive, thence with the margin of the same, southerly 142.04 feet to the point of the beginning.

Being the same property conveyed to William Cooper Peacher, Trustee of William Cooper Peacher Separate Property Trust dated December 13, 1999, for the benefit of William Cooper Peacher by Quitclaim Deed from William Cooper Peacher of record in Instrument No. 20010402-0031386 Register's Office for Davidson County, Tennessee, dated December 13, 1999 and recorded on April 02, 2001.

Being the same property conveyed to William Cooper Peacher by Quitclaim Deed from Alicia Nomberto Peacher of record in Instrument No. 20031001-0144697 Register's Office for Davidson County, Tennessee, dated October 01, 2003 and recorded on October 01, 2003. SEE ALSO: Final Decree of Divorce - William Cooper Peacher v Alicia Nomberto Peacher of record as Docket No 03D-113 - Circuit Court Clerk for Davidson County, Tennessee.

William Cooper Peacher subsequently died on or about October 12, 2024.

Being the same property conveyed to Karla Peacher by Quitclaim Deed from

Gordon McClellan, sole Substitute Trustee of the William Cooper Peacher Separate Property Trust dated 12/13/99 of record in Instrument No. 20241101-0084926 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 01, 2024.

This is property more commonly known as 1017 Townley Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 10th day of April, 2025.

Karla Peacher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2025, before me personally appeared Karla Peacher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **April 10, 2025**.
Date

Affiant Signature

04/10/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **10th** day of **APRIL**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026