Karen Johnson Davidson County
Batch# 441026 DEEDWARR
07/21/2020 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $632.70
20200721-0079734

RECORDING INFORMATION	STATE OF TN) COUNTY OF WILSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $171,000.00. Affiant Sworn to and subscribed before me this 16th day of July, 2020. Notary Public My Commission Expires: 2/1/23 (SEAL)

Tina McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Marie Claire Montecillo 109 Pepper Ridge Circle Antioch, TN 37013-2854	New Owner	149-05-0A-109-00-CO

This Indenture is made on the 16th day of July, 2020, by and between **PHILLIP H. PRINCE and ANDREA K. PRINCE, husband and wife** ("Grantor"), and **MARIE CLAIRE MONTECILLO, an unmarried woman** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 109 on the Plan of Pepper Ridge Condominiums, Phase I of record in Plat Book 6900, Page 526, 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 Phillip H. Prince and Andrea K. Prince, husband and wife, by Warranty Deed from Verlan T. Ming and wife, Lois I. Ming, of record in Instrument No. 20090513-0043820, in the Register's Office for Davidson County, Tennessee, dated May 08, 2009 and recorded on May 13, 2009. Phillip Kent Prince is executing this instrument as the lawful Attorney-in-Fact for the said Phillip H. Prince and the said Andrea K. Prince pursuant to those Durable Limited Powers of Attorney of record in Instrument Nos. 20200710-0075727 and 20200710-0075728, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Pepper Ridge Circle, Antioch, TN 37013-2854.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 6900, Page 526, Register's Office for Davidson County, Tennessee.

4. The above-described property a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pepper Ridge Condominiumsof record in Book 7466, Page 248, amended in Book 8672, Page 17, and Book 8856, Page 867, and By-Laws Recorded in Book 7466, Page 307, in the Register's Office for Davidson County, Tennessee.

5. Charter of record in Book 7277, Page 477, in the Register's Office for Davidson County, Tennessee.

6. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

7. Rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

[Signature page follows; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 16th day of July, 2020.

GRANTOR:

Phillip H. Prince by Phillip Kent Prince, AIF

Phillip H. Prince by Phillip Kent Prince, his Attorney-in-Fact

Andrea K Prince by Phillip Kent Prince, AIF

Andrea K. Prince by Phillip Kent Prince, her Attorney-in-Fact

STATE OF Texas)
COUNTY OF Collin)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, PHILLIP KENT PRINCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the lawful Attorney-in-Fact for Phillip H. Prince and Andrea K. Prince and is authorized and empowered to execute this instrument on behalf of such persons as their free act and deed.

Witness my hand, at office, this 16th day of July, 2020.

Notary Public

My Commission Expires: 08-16-2021

TYREE MOSS
Notary Public, State of Texas
Comm. Expires 08-16-2021
Notary ID 131247881

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

