WARRANTY DEED

JM-SB-ZSIR-20-146

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrea Ceesay	**NEW OWNER**	
(NAME) **146 Pepper Ridge Circle**	(NAME)	**149-05-0A-146.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER LLOYD, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA CEESAY,** unmarried woman, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 146 on the Plan of condominium site of Revision to Phase Five, Pepper Ridge Condominiums, of record in Book 7900, Page 560, with Annexation of land in Book 8684, Page 880, corrected, amended and restated in Book 8870, Page 546 and in Book 9020, Page 155, and in the Register's Office for said County, to which Plan and record thereof are incorporate herein and made a part hereof by reference.

Being the same property conveyed to Jennifer Lloyd, a single woman by Warranty deed from Claire G. White, unmarried of record in Instrument No. 20170814-0083377 Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 14, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Book 8250, Page 162, Register's Office for Davidson County, Tennessee.
- Plan of record in Book 7900, Page 560, Annexation in Book 8684, Page 880, having been corrected amended and restated in Book 8870, Page 546 and Book 9020, Page 155, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Pepper Ridge Condominiums of record in Book 7466, Page 248, Book 7572, Page 222, Book 7779, Page 48, Book 8026, Page 588, Book 8297, Page 251, Book 8684, Page 880, Book 8672, Page 17, Book 8856, Page 867 and Book 9155, Page 806, Register's Office for Davidson County, Tennessee.
- By-Laws of Pepper Ridge Homeowner's Association of record in Book 7466, Page 307 and in Book 11634, Page 91, in the Register's Office for Davidson County, Tennessee.
- Charter of Pepper Ridge Homeowner's Association of record in Book 7497, Page 462, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer to serve Pebble Creek Apartments of record in Book 7061, Page 168, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **146 Pepper Ridge Circle, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 467061 **DEEDWARR**
08/31/2020 11:27:25 AM 2 pgs
Fees: $13.00 Taxes: $677.10

20200831-0098456

Witness my/our hand(s) this the 27th DAY OF AUGUST, 2020.

Jennifer Lloyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER LLOYD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212