Karen Johnson Davidson County
Batch# 523525 DEEDWARR
12/02/2020 03:23:30 PM 2 pgs
Fees: $13.00 Taxes: $695.60
20201202-0140154

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2071LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Stanley Lehr, Trustee of The Stanley Lehr Revocable Living Trust, UAD February 13, 2019	Stanley Lehr, Trustee	
238 Pepper Ridge Circle	9036 Candlewood Dr.	149 05 0A 238.00
Antioch, TN 37013	Knoxville, TN 37923	

FOR AND IN 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, WE,

SYLVIA LOIS SPARKS, AN UNMARRIED WOMAN

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

STANLEY LEHR, TRUSTEE OF THE STANLEY LEHR REVOCABLE LIVING TRUST, UAD FEBRUARY 13, 2019

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 238, Phase Two, Pepper Ridge Condominiums, of record in Plat Book 6900, Page 689, Register's Office for Davidson County, Tennessee, and as established in Master Deed and Declaration of Covenants, Conditions, Restrictions of record in Book 7466, Page 248, amended in Book 8672, Page 17, re-recorded in Book 8856, Page 867, further amended in Instrument No. 20140307-0019460, and shown in Annexation of Land for Phase Two, of record in Book 7572, Page 222, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sylvia Lois Sparks, by Warranty Deed from Betty Virginia Felts Carter, unmarried, of record in Instrument No. 20140219-0014043, in the Register's Office of Davidson County, Tennessee, dated February 14, 2014, and recorded on February 19, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, Pepper Ridge Condominiums, as recorded in Plat Book 6900, Page(s) 689.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7466, Page 248, amended in Book 8672, Page 17, re-recorded in Book 8856, Page 867, further amended in Instrument No. 20140307-0019460, Appointment of Substitute Trustee recorded in Instrument No. 20050609-0066220, and shown in Annexation of Land for Phase Two, of record in Book 7572, Page 222.

This is improved property known as 238 Pepper Ridge Circle, Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 24th day of November, 2020.

Sylvia Lois Sparks

Sylvia Lois Sparks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SYLVIA LOIS SPARKS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of November, 2020.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23