Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 540225 **DEEDWARR**
12/22/2020 01:43:44 PM 2 pgs
Fees: $13.00 Taxes: $736.30

20201222-0152336

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF DECEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2103LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jennifer Marie Opperman		
124 Pepper Ridge Circle		149 05 0A 124.00
Antioch, TN 37013		

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,

SHAY SPARKS, AN UNMARRIED WOMAN

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

JENNIFER MARIE OPPERMAN, AND UNMARRIED WOMAN

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 Number 124, Phase Four Pepper Ridge Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Book 7900, Page 257, Register's Office for said County, to which reference is hereby made for more complete details of said property.

Being the same property conveyed to Shay Sparks, an unmarried woman, by Special Warranty Deed from US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wells Fargo Bank, N.A., of record in Instrument No. 20121217-0115887, Register's Office for Davidson County, Tennessee, dated November 13, 2012 and recorded on December 17, 2012.

Being the same property conveyed to US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 by Trustees Deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20120816-0073427, Registers Office for Davidson County, Tennessee, dated August 14, 2012 and recorded on August 16, 2012.

Being the same property conveyed to Amy Villmer, an unmarried woman by Warranty Deed from William Glenn Brannen, unmarried, of record in Instrument No. 20050912-0109055, Registers Office for Davidson County, Tennessee, dated September 06, 2005 and recorded on September 12, 2005.

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 Four Pepper Ridge Condominiums, as recorded in Plat Book 7900, Page(s) 257.
4. Master Deed and Declaration of Covenants, Conditions and Restrictions recorded in Book 7466, Page 248, annexation in Book 5297, Page 251; 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.

This is improved property known as 124 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 18th day of December, 2020.

Shay Sparks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SHAY 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 18th day of December, 2020.

Notary Public

My Commission Expires:

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