This instrument prepared by/When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, Suite 130
Hendersonville, TN 37075
File Number: 5-11222-RL-bs

Karen Johnson Davidson County
Batch# 607624 DEEDWARR
04/06/2021 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210406-0045028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**.

RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Katherine B. Smith
Affiant

Subscribed and sworn to before me, this the 1st day of April, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julia Elizabeth Bernanke 810 Bellevue Road #270 Nashville, TN 37221	Julia Elizabeth Bernanke 810 Bellevue Road #270 Nashville, TN 37221	142 06 0B 270.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Bobby Todd Sneed and Mary L. Sneed, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Julia Elizabeth Bernanke, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 Building No. 48, Unit No. 270, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128 thru 130, Register's Office for said County, to which plan reference is hereby made for a more complete description and being more particularly described in Master Deed and By- Laws of record in Book 4834, Page 257 thru 312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 723; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973; said Register's Office.

Being the same property conveyed to Bobby Todd Sneed and Mary L. Sneed, husband and wife, by Warranty Deed from E.L. Edwards, III, Administrator of the Estate of Scott Evan Spain, of record in Instrument No. 20200413-0038208, in the Register's Office of Davidson County, Tennessee, dated April 9, 2020 and recorded April 13, 2020. The said Scott Evan Spain having since died on June 26, 2018, and his estate having been administered in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division) Case No. 19P-219.

This is improved property located at: **810 Bellevue Road, #270, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2021.

GRANTOR:

Bobby Todd Sneed

Mary L. Sneed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby Todd Sneed and Mary L. Sneed, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2021.

J. ANDREW WILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

True Copy Certification

I, Christopher M. Corriveau, do hereby 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

