THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736218

Karen Johnson Davidson County
Batch# 688296 **DEEDWARR**
08/02/2021 10:50:18 AM 2 pgs
Fees: $13.00 Taxes: $643.80

20210802-0103420

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $174,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2021.

Notary Public
My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 1, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine M. Anderson 6417 Holly Trace Court Nashville TN 37221	New Owner	Tax Parcel ID No. 142 06 0B 272.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Gunnels, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine M. Anderson, an unmarried woman**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 272, Building 49, together with garage space 272-G of "Peppertree" Creekside Meadows, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, Pages 128, 129, and 130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joshua Gunnels, married, by Warranty Deed from Jeremy Michael Bolin, married, of record in Instrument No. 20190411-0033197, in the Register's Office of Davidson County, Tennessee, dated April 9, 2019 and recorded on April 11, 2019. Also See Affidavit of Scrivener's Error of record in Instrument No. 20190513-0044887, Register's Office of Davidson County, Tennessee. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "Peppertree"-Creekside Meadows Condominiums, as recorded in Plat Book 4675, Page(s) 128 through 130.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing "Peppertree", Creekside Meadows Condominiums of record in Book 4834, Page 257, as amended by instrument(s) of record in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, amendment to bylaws in Book 6237, Page 644, further amended in Book 6535, Page 723, amendment to bylaws in Book 6535, Page 724, further amended in Book 6874, Page 354 and Book 7610, Page 973; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20040603-0065549.

Easement recorded in Instrument No. 20140902-0079894.

This is improved property located at 810 Bellevue Road Unit 272 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of July, 2021.

Joshua Gunnels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Gunnels, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022