This instrument prepared by/
When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12792-RL-bs

Karen Johnson Davidson County
Batch# 694242 DEEDWARR
08/11/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $675.25
20210811-0108044

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $182,500.00.

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 6th day of August, 2021.

Notary Public
My Commission Expires: 10/23/2023

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Tracey Beach<br>238 Bonnafield Drive<br>Nashville, TN 37076 | Tracey Beach<br>238 Bonnafield Drive<br>Nashville TN 37076 | 142 06 0A 135.00 |

# 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

**Sandra M. Harris, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

**Tracey Beach, an unmarried woman**, hereinafter called the Grantee, her 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, and being building No. 10, Unit 135, and Garage No. 1, on the Plan of "Peppertree", Creek side Meadows Condominiums, of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpet or other improvements therein, and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257-312, as amended 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, herein stated, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance herby made.**

**Being the same property conveyed to Sandra M. Harris, a single person, by Warranty Deed from Burnie E. Gipson and Christy L. Gipson, husband and wife, of record in Instrument No. 20010309-0023049, in the Register's Office of Davidson County, Tennessee, dated February 28, 2001 and recorded on March 09, 2001.**

This is improved property located at: **810 Bellevue Road, #135, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 6th day of August, 2021.

GRANTOR:

Sandra M. Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sandra M. Harris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021



202108110108044

## Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 6, 2021.

Katherine B. Smith
Affiant Signature

8/6/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 6, 2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY