THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30819



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00.

Mamie S Vanderbeek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 706488 DEEDWARR
08/30/2021 09:52:27 AM 2 pgs
Fees: $13.00 Taxes: $640.10

20210830-0116393

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mamie Vanderbeek	owner	MAP 142-06-0A-
810 Bellevue Road #168		PARCEL 168.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kathi Oster, Susan J. Oster, Nancy A. Oster, and Jennifer L. Oster, the heirs-at-law of Fred Oster,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mamie Vanderbeek, a single 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 168, Building 18 together with the garage designed as 168G also known as No. 3 of "Peppertree", Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plat of record in Book 4675, Pages 128-130, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fred Oster, married, by Warranty deed from Tonya L. Stroud, unmarried, of record in Instrument No. 20051228-0155625 Register's Office for Davidson County, Tennessee, dated December 27, 2005 and recorded on December 28, 2005.

Fred Oster (also known as Fred A. Oster) died August 25, 2019, and is survived by his heirs-at-law, his wife, Kathi Oster and his daughters, Susan J. Oster, Nancy A. Oster and Jennifer L. Oster. Reference is made to the Heirship Affidavit recorded simultaneously herewith as Instrument #20210830-0116392

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 4675, Pages 128, 129 and 130; (3) Charter for Homeowners Association of record in Book 4836, Page 610; (4) Sewer, Drainage and Water Mains Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20040603-0065549; (5) Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140902-0079894; (6) the Master Deed establishing a Horizontal Property Regime of "Peppertree" Creekside Meadowsof record in Book 4834, Page 257, amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 6535, Page 723, Book 6874, Page 354, Book 7610, Page 973; (6) By Laws of record in Book 4834, Page 297, amended in Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 724; (7) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (8) Subject to rights of others in and to the common areas and/or elements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **810 Bellevue Road #168, Nashville, TN 37221.**

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, her 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, her 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 our hands this the 27th day of August, 2021.

Kathi Oster

Susan J Oster By Kathi Oster Attorney-in-Fact
Susan J. Oster by Kathi Oster, Attorney-in-Fact

Jennifer Oster By Kathi Oster Attorney-in-Fact
Jennifer Oster by Kathi Oster, attorney-in-fact

Nancy A Oster By Kathi Oster Attorney-in-Fact
Nancy A. Oster by Kathi Oster, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathi Oster** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of August, 2021.

My Commission expires 1-8-24

Notary Public

DAVID JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathi Oster** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Susan J, Oster, Nancy A. Oster and Jennifer L Oster**, as their Attorney in Fact, as the free act and deed of the within named **Susan J. Oster , Nancy A. Oster and Jennifer L Oster.** .

Witness my hand and official seal this the 27th day of August, 2021.

My Commission expires 1-8-24

Notary Public

DAVID JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE