

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $228,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of August, 2021.

NOTARY PUBLIC

My commission expires:_____

Karen Johnson Davidson County
Batch# 709618 DEEDWARR
09/02/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20210902-0118631

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sherry Alford (NAME)	New Owner (NAME)	149-05-0A-142.00-CO
142 Pepper Ridge Circle (ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $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, I/we **Pamela Elaine Ewart, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sherry Alford , a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 142, on the Plan of Second Revision to Phase Five, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 560, and established under the Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, Page 248, amended in Book 8672, Page 17, and re-recorded in Book 8856, Page 867, and Annexation for Master Deed of record in Book 8684, Page 880, and corrected in Book 8870, Page 546, corrected in the Second Corrected and Amended of Master Deed of record in Book 9020, Page 155, and further corrected in Instrument No. 20120720-0063972, and further amended in Second Amendment to the Master Deed and Declaration of Covenants, Conditions and Restrictions for Pepper Ridge Condominiums of record in Instrument No. 20140307-0019460, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela Elaine Ewart, an unmarried woman by Warranty deed from Anthony S. Jackson, married of record in Instrument No. 20151208-0123424 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

This property is __unimproved _X_improved property known as: 142 Pepper Ridge Circle, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of August, 2021.

Pamela Elaine Ewart

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Elaine Ewart, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Certificate of Authenticity

I, **Joshua A. Terry,** do hereby make oath that I am a licensed attorney and/or 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 8/30/2021.

Affiant Signature

8/31/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON