Karen Johnson Davidson County
Batch# 767336 DEEDWARR
12/03/2021 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20211203-0160597

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $225,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2021.

Notary Public
My commission expires: 4/26/2025

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jane Chaffin 810 Bellevue Road #243 Nashville, TN 37221	New Owner 28 FOX VALE LANE NASHVILLE TN 37221	142-06-0A 243.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER R. COLE, AN UNMARRID MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JANE CHAFFIN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building No. 40, Unit No. 243, and Garage No. 5, of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 4834, Page 257, 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, and the By-Laws of record Book 4834, Page 297, amended in Book 5259, Page 5; Book 6237, Page 644 and Book 6535, Page 724, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of "Peppertree", Creekside Meadows Condominiums, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christopher R. Cole, unmarried, by Warranty Deed dated 04/19/2007, from James David Martin, unmarried, of record in Instrument Number 20070502-0052257, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 810 Bellevue Road #243, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 24th day of November, 2021.

Christopher R. Cole

STATE OF Louisiana
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher R. Cole, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2021.

My commission expires: at my Death

Notary Public

CHASITI A. SISSON
Notary Public - State of Louisiana
Notary ID Number 60342

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 NOVEMBER 24, 2021.

Date

Affiant Signature

12/1/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)