Karen Johnson Davidson County
Batch# 768572 DEEDWARR
12/06/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20211206-0161553

ADDRESS NEW OWNER: David S. Iturriaga
810 Bellevue Rd #141
Nashville, TN 37221

SEND TAX BILL TO: New owner

MAP-PARCEL NOS. 142060A14100CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Hayley N. Doty, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **David S. Iturriaga, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Unit No. 141, Building No. 11, on the Plan of Peppertree, Creekside Meadows Condominiums as of record in Plat Book 4675, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Hayley N. Doty, an unmarried woman, from John R. Hunter and Diana Rose Hunter, husband and wife, by Warranty Deed recorded on June 19, 2017, in Instrument No. 20170619-0061204, Register's Office for Davidson County, Tennessee.

This is property with a common address of 810 Bellevue Rd., #141, Nashville, TN 37221.

Said Property is being conveyed "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by the Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 4675, Pages 128, 129, and 130, Register's Office for Davidson County, Tennessee.(3) Master Deed establishing Horizontal Property Regime of Peppertree, Creekside Meadows condominiums of record in Book 4834, Page 257; as amended in Book 4884, Page 174; as amended in Book 4984, Page 17; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6874, Page 354; Book 7610, Page 973, said Register's Office.(4) Appointment of Substitute Trustee in Book 7807, Page 827 and in Book 7807, Page 829, said Register's Office.(5) By-Laws in Book 4834, Page 297; Book 6237, Page 644; and Book 6535, Page 724, said Register's Office.(6) Easement to South Central Bell in Book 4475, Page 757, said Register's Office.(7) Charter for Homeowners Association in Book 4836, Page 610, said Register's Office.(8) Fence Agreement in Book 5519, Page 80, said Register's Office.(9) Easement for sanitary sewers and/or storm drainage, water mains, and appurtenances in Instrument No. 20040603-0065549, said Register's Office.(10) Grant of Easement to Comcast of Nashville, I, LLC, in Instrument No. 20140902-0079894, said Register's Office.(11) Boundary Plat of Section One Creekside Meadows in Plat Book 4675, Page 52, said Register's Office.(12) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Peppertree, Creekside Meadows Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(13) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of November 2021.

Hayley N. Doty

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Hayley N. Doty, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of November 2021.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Affiant

Subscribed and sworn before me this 29th day of November 2021.

Notary Public
My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. 2111-234

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis, 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 29, 2021.

Custodian's Signature — 11/29/21 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: Oct. 14, 25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON