Karen Johnson Davidson County
Batch# 776867 DEEDWARR
12/20/2021 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20211220-0167851

Name and Address of New Owner:
Jeannie Smith-Rosenburg and Michael Rosenburg
810 Bellevue Road Unit 118
Nashville, TN 37221

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21112374

Map and Parcel: 142 06 0A 118.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leah Steele, a single individual**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jeannie Smith-Rosenburg and Michael Rosenburg**, wife and husband, hereinafter called the GRANTEES, their 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 all of Building No. 5, Unit No. 118, together with Garage designated as Number 118G, on the Plan of "Peppertree"-Creekside Meadows Condominiums, according to survey and plat of same of record in Book 4675, page 128-130 inclusive, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80 and Book 5259, page 5, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leah Steele, a single individual by Tennessee Quit Claim Deed filed for record on May 14, 2019 in Instrument Number 20190514-0045131 and corrected in Instrument Number 20190705-0065857, of the Register's Office of Davidson County, Tennesse.

This conveyance is subject to Master Deed of Peppertree, Creekside Meadows Condominiums of record in Book 4834, page 257 and as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80 and amendment to Master Deed and By-Laws of record in Book 5259, page 5 and amended by-laws of record in Book 6237, page 644, Book 6535, page 723 and Book 6535, page 724, and amendment to Master Deed of record in Book 6874, page 354and Book 7610, page 973; all matters as set forth per plat of record in Book 4675, page 128-130; By-Laws of Creekside HOA of record in Instrument No. 20040426-0047292; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079894; HOA Charter of record in Book 4836, page 610; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040603-0065549,; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 810 Bellevue Road Unit 118, 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 and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 10th day of December, 2021.

Leah Steele

State of Tennessee

County of Rutherford

Personally appeared before me, Leah Steele, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of December, 2021.

L. F. Vaught

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00.

Affiant Signature

Subscribed and sworn to before me, this 10th day of December, 2021.

Notary Public
My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Beth Cooper, 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 **December 10, 2021**.

Affiant Signature

12/10/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

10th day of **December**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

