Karen Johnson Davidson County
Batch# 785849 DEEDWARR
01/10/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20220110-0002633

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8746

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

12/30/2021
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2021

Notary Public

Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kory Zelkind 810 Bellevue Road #198 Nashville, TN 37221	Acopia LLC 306 Northcreek Blvd Ste 100 Goodlettsville, TN 37072	142-06-0A-198.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Stephen VonCanon and Jennifer VonCanon, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kory Zelkind, an unmarried woman,

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, being Unit No. 198, Building 27, together with garage designated No. 4 on the Plan of "Peppertree" Creekside Meadows Condominiums of record in Plat Book 4675, Pages 128 through 130, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime established by 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, Pages 723 and 724; Book 6874, Page 354, and Book 7610, Page 973, said Register's Office.

Being the same property conveyed to Stephen VonCanon and Jennifer VonCanon, husband and wife by Warranty deed from Anthony Cerminara, unmarried and Kaylee Cerminara, unmarried as tenants in common with right of survivorship of record in Instrument No. 20180815-0080879 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 15, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 810 Bellevue Road #198, 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 we so covenant with the said GRANTEES 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 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.

Dated ~~this~~ the 30th day of December, 2021.

Stephen VonCanon

Jennifer VonCanon

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen VonCanon and Jennifer VonCanon** with whom I am personally acquainted (or 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 Brentwood, Tennessee this 30th day of December, 2021.

Notary Public
My Commission Expires: 8-13-2022

NOTARY PUBLIC

DAWN A. DUFF
Notary Public, State of Florida
Commission# GG 248281
My comm. expires Aug. 13, 2022

I, Sheri Engel, 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 this 30th day of December, 2021

Sheri Engel

Dated 1/3/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of January, 2022

My commission expires: 2/2/23

Notary Public

