Karen Johnson Davidson County
Batch# 835867 DEEDWARR
04/07/2022 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $875.05
20220407-0040208

ADDRESS NEW OWNER: Ella Weiss
810 Bellevue Rd.
Suite 212, Nashville, TN 37221

SEND TAX BILL TO: New owner

MAP-PARCEL NOS. 142-06-0A-212.00

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, **Carrie Moran Powell, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ella Weiss** (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:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to Carrie Moran Powell, a married woman and Patrick N. Moran, a married man, as joint tenants with rights of survivorship by Warranty Deed from Nevenko Kosmic and Mia Kosmic, husband and wife of record in Instrument No. 20181109-0111243, dated October 31, 2018 and recorded November 9, 2018, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Carrie Moran Powell from Patrick N. Moran by Quitclaim Deed recorded on _____, in Instrument No. _202204070040207_____, Register's Office for Davidson County, Tennessee.

This is property with a common address of 810 Bellevue Road #212, 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 assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 4675, page 128 - 130, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 4834, page 257, amended in Book 4884, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6535, page 723; Book 6874, page 354; Book 7610, page 973; Appointment of Substitute Trustee of record in Book 7807, page 827 and Book 7807, page 829, Register's Office for Davidson County, Tennessee.(4) By-Laws in Book 4834, page 297 contained in the Master Deed. amended in Book 6237, page 644, and Book 6535, page 724, said Register's Office.(5) Charter for Homeowners Association in Book 4836, page 610, said Register's Office.(6) Any and all matters as shown on the Boundary Plat of Section One Creekside Meadows of record in Plat Book 4675, page 52, Register's Office for Davidson County, Tennessee.(7) Easement to South Central Bell of record in Book 4475, page 757, Register's Office for Davidson County, Tennessee.(8) Fence Agreement between Creekwood Apartments and Creekside Meadows of record in Book 5519, page 80, Register's Office for Davidson County, Tennessee.(9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040603-0065549, Register's Office for Davidson County, Tennessee.(10) Grant of easement in gross and right-of-way to Comcast of Nashville I, LLC for broadband communications systems of record in Instrument No. 20140902-0079894, Register's Office for Davidson County, Tennessee.

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 24th day of February 2022.

Carrie Moran Powell

Carrie Moran Powell

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 **Carrie Moran Powell, an unmarried woman** , 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 24th day of February 2022.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
The actual consideration or value, whichever is greater for this transfer is $236,500.00.

Rayley Adams

Affiant

Subscribed and sworn before me this 24th day of February 2022.

Dakotah Harvey

Notary Public
My Commission Expires: _____

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

File No. 2202-028

EXHIBIT A or SCHEDULE A

LEGAL DESCRIPTION

Being a certain condominium apartment situated in Davidson County, Tennessee, being Building No. 31, Unit No. 212, and the appurtenant interest in the common elements of "Peppertree" - Creekside Meadows Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing horizontal property regime "Peppertree" – Creekside Meadows Condominiums of record in Book 4834, page 257; as amended in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6535, page 723; Book 6874, page 354; and in Book 7610, page 973, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the plan of "Peppertree" - Creekside Meadows Condominiums, of record in Book 4675, pages 128-130, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of "Peppertree" – Creekside Meadows Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, as amended, the aforementioned plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

This is property with a common address of **810 Bellevue Road #212, Nashville, TN 37221.**

File No.:	**2202-028**
Loan No.:	
Map & Parcel:	**142-06-0A-212.00**

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 February 24, 22.

Kayla Adams
Affiant
Date: March 29, 2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 29 day of March, 2022

Dakotah Harvey
Notary Public

My Commission Expires:

