Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Claire Karas
229 Pepper Ridge Circle, 229
Antioch, TN 37013

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 850341 DEEDWARR
05/04/2022 12:54:05 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20220504-0051690

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 1490050A22900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sandra Moyers, Kathy McGehee, Martha Wallace, and Barbara McArthur, tenants in common with no rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Claire Karas, unmarried ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 229, PHASE 6, PEPPER RIDGE CONDOMINIUMS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8250, PAGE 239 AND ANNEXATION OF LAND RECORDED IN BOOK 9155, PAGE 806, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Sandra Moyers, Kathy McGehee, Martha Wallace, and Barbara McArthur, tenants in common with no rights of survivorship by Executors Deed from The Estate of Patricia Walden of record as Instrument No. 20220217-0018562 in the Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 17, 2022.

Being the same property conveyed to Patricia Walden by Warranty Deed from Janet L. Smith, Trustee of the Henry G. Smith Living Trust Agreement, of record in Instrument No. 20140430-0036484, recorded on April 30, 2014 in the Registers Office for Davidson County, Tennessee. The said Patricia Ann Walden has since departed this life on or around August 6, 2021, whereas the Estate of Patricia Walden was duly probated in the Probate Court for Davidson County, Tennessee, under Docket No. 21P-1710, to whom Letters of Testamentary were granted to Kathy McGhee as Administratrix on November 3, 2021.

For Information Only: Being Parcel 149-05-0A-229-00
Being also known as 229 Pepper Ridge Circle, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2022.

Kathy McGehee (SEAL)
Kathy McGehee

Sandra Moyers (SEAL)
Sandra Moyers

Martha Wallace (SEAL)
Martha Wallace

Barbara McArthur (SEAL)
Barbara McArthur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2022, before me personally appeared Kathy McGehee, Sandra Moyers, Martha Wallace and Barbara McArthur, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2022.

Notary Signature
My commission expires: 3/3/25

DELLA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of April, 2022.

Notary Public
My commission expires:_____
File No. 2022-4547-?

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022