WARRANTY DEED

File #2022050327

Rutherford County Tennessee Notary Public Allen

Karen Johnson Davidson County
Batch# 866326 DEEDWARR
06/02/2022 11:30:33 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220602-0063730

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Hermann	Chruchill Mortgage Corporation	149-05-0A-138.00-CO
(NAME)	(NAME)	
138 Pepper Ridge	1749 Mallory Lane, Ste. 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Laura Jackson-Duckworth, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Hermann, , single 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. 138 on the Plan of condominium site of Revision to Phase Five, Pepper Ridge Condominiums, of record in Book 8250, page 162, with Annexation of Land in Book 8684, page 880, corrected, amended and restated in Book 8870, page 546, all in Register's Office for said County, to which plan and record hereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Laura Jackson, unmarried by Warranty Deed from Karen A. Duncan and husband Arthur W. Duncan, Jr. of record in Instrument No. 20080502-0045244 Register's Office for Davidson County, Tennessee, dated May 01, 2008 and recorded on May 02, 2008. **The said Laura Jackson having since married and is now known as Laura Jackson-Duckworth .**

*****This is neither the principal residence of the Grantor, nor her spouse, nor any dependents*****

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 8250, Page 162, with Annexation of land in Book 8684, page 880, Book 8870, page 546, which voids, vacates and supercedes Book 8250, Page 122, Register's Office for Davidson County, Tennessee; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pepper Ridge of record in Book 7466, Page 248, Book 7572, page 222, Book 7779, page 48, Book 8026, page 588, Book 8297, page 251, Book 8684, page 880, Book 8672, page 17 and Book 8070, page 546 and Instrument No. 201403070019460, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 1634, Page 91, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **138 Pepper Ridge Circle, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 31st day of May, 2022.

Laura Jackson-Duckworth

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Laura Jackson-Duckworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of May, 2022.

Commission expires:

Notary Public

Vanessa Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Pkwy, Ste. 106
Murfreesboro TN 37128