This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 893931 DEEDWARR
07/26/2022 01:09:09 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20220726-0085347

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $259,900.00.

Affiant

Subscribed and sworn before me this the 26 day of July, 2022.

Notary Public
My commission expires: 3-3-25

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Peden 2901 Blair Blvd B4 Nashville, TN 37212	New Owner	104-10-0N 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KIMBERLY SANTIAGO AND LUIS SANTIAGO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL PEDEN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B-4 of Westchester Condominiums, as established under Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kimberly Santiago, married, by deed dated 07/23/2019, from Kimberly Santiago, as Personal Representative of the Estate of Bernice Hirsch, and Kimberly Santiago, individually, and Keith C. Book, individually, of record in Instrument No. 20190730-0074908, Register's Office for said County.

Also being all of the same property conveyed to Bernice Hirsch, unmarried and Kimberly Santiago, married, each to as a 50% undivided interest, as tenants in common, by deed dated 03/14/2017, from Stephen Mansfield and Beverly Darnall Mansfield, husband and wife, of record in Instrument No. 20170316-0025589, Register's Office for said County. The said Bernice Hirsch having since died on April 27, 2019, and her interest in the subject property having passed to Kimberly Santiago and Keith C. Book pursuant to her Last Will and Testament, which was probated in Estate / Case #MC CH CV PB 18-227, in the Chancery Court for Montgomery County, Tennessee. Also see Affidavit of Heirship describing the heirs of Nella J. Book, who was a devisee under the Last Will and Testament referenced above, of record in Instrument No. 20190730-0074907, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2901 Blair Blvd, Nashville, TN 37212. Unit B4

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26th day of July, 2022.

Kimberly Santiago

Luis Santiago

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Santiago and Luis Santiago, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY