Karen Johnson Davidson County
Batch# 899148 DEEDWARR
08/04/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20220804-0088987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2022 .

Notary Public

MY COMMISSION EXPIRES: 5-31-2024

(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 5-31-2024

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren E. Martin	CapStar Bank	142-06-0A-156.00-CO
(NAME)	(NAME)	
Apt 156, 810 Bellevue Road	2002 Richard Jones Rd, Ste A300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Jerry Wilson Harris Jr.,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lauren E. Martin, an unmarried person,** hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Building 15, Unit No. 156 on the Plan of Peppertree Creekside Meadows Condominiums, as established by Master Deed of record In Book 4834, Page 257, Register's Office for Davidson County, Tennessee, provided by Tennessee Code Annotated 64-2700 et set., and as shown on the Plan of Peppertree Creekside Meadows Condominiums, of records in Book 4675, Page 128 and 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and accurate legal description.

Being the same property conveyed to Jerry Wilson Harris, Jr. by Quit Claim Deed from Glenis E. Harris, dated 10/10/2009, of record in Instrument 200910280099366, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ Apt 156, 810 Bellevue Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1742382
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of August, 2022.

Jerry Wilson Harris Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Wilson Harris Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of August, 2022.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell 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 8/1/22.

Affiant
Date: 8/1/22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 1st day of Aug, 2022.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024