# WARRANTY DEED

Karen Johnson Davidson County
Batch# 904370 DEEDWARR
08/17/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220817-0093145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/24

(AFFIX SEAL)

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Christopher Chapple | Christopher Chapple | 093 06 1J 035.00 |
| (NAME) 415 Church Street, Unit 1203 | (NAME) 415 Church Street, Unit 1203 | |
| (ADDRESS) Nashville, TN 37219 | (ADDRESS) Nashville, TN 37219 | |
| (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, we **Shayne Perdue and Cynthia Perdue, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Chapple and Maureen Creamer, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a certain condominium known as Unit No. 1203 of Viridian, a Condominium Development 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, under the Master Deed establishing Viridian Condominiums of record in Instrument No. 20061004-0122833, addendum in Instrument No. 20061004-0122834, and amendments in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536 and Instrument No. 20140128-0007721, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter establishing over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Shayne Perdue and Cynthia Perdue, husband and wife by Warranty Deed from Ross R. Ronan and wife, Susan S. Ronan, dated 01/22/2019 and recorded 01/25/2019, of record in Instrument 201901250007700, Register's Office for Davidson County, Tennessee.

Subject to taxes for 2022 and all subsequent years, a lien but not yet due and payable.

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 ☒ 415 Church Street, Unit 1203, Nashville, TN 37219

(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 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 15th day of August, 2022.

Shayne Perdue

Cynthia Perdue

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shayne Perdue and Cynthia Perdue, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2022.

Notary Public:
My Commission Expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

**RETURN TO:**
**Sumner Title & Escrow, LLC**
**131 Indian Lake Blvd, Ste 200**
**Hendersonville, TN 37075**



202208170093145

**CERTIFICATE OF AUTHENTICITY**

I, Jesse Talford, 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 8/15/22.

Affiant
Date: 8/17/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of August, 2022.

Notary Public

My Commission Expires: 1/31/26

