WARRANTY DEED

Karen Johnson Davidson County
Batch# 970394 DEEDWARR
02/13/2023 01:17:54 PM 2 pgs
Fees: $13.00 Taxes: $351.50

20230213-0010371

BS-EASY-22-441-A-12

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Santa Rosa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Robert Daniel Peppler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/25/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BABETTE DOWNS
Notary Public - State of Florida
Commission # HH 169711
My Comm. Expires Aug 25, 2025
Bonded through National Notary Assn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Chaclassy LLC	**New Owner**	
(NAME)	(NAME)	
441 Harding Place		**147-03-0A-012.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-4554		
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT DANIEL PEPPLE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHACLASSY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A-12, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee. Together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Robert Daniel Peppler, a single man by Warranty Deed from CNK, LLC, a Tennessee limited liability company of record in Instrument No. 20190522-0048190 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 22, 2019.

Robert Daniel Peppler having since married. Rebecca Caitlyn Peppler will be joining in this conveyance as spouse to convey any interest she may have in subject property, marital or otherwise.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 571 and 572, inclusive, 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 Harding Place Condominiumsof record in Book 6104, Page 725 and appointment of Successor Trustee Pertaining to Master Deed Instrument No. 20050815-0096131, Register's Office for Davidson County, Tennessee.
- Charter of Harding Place Condominiums Homeowner's Association of record in Book 6081, Page 872, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 3312, Page 560, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3570, Page 75, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 9962, Page 8, in the Register's Office for Davidson County, Tennessee.

- Utility Easement of record in Book 670, Page 406, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 8 and Book 3842, Page 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 946, Page 348, Book 9949, Page 106, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **441 Harding Place, A-12, Nashville, Tennessee 37211-4554**.

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), their heirs and 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), 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 my/our hand(s) this the 08 DAY OF FEBRUARY, 2023.

Robert Daniel Peppler
Robert Daniel Peppler

Rebecca Caitlyn Peppler
Rebecca Caitlyn Peppler

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT DANIEL PEPPLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2023.

Notary Public
My Commission Expires: 08/25/2025
(SEAL)

BABETTE DOWNS
Notary Public - State of Florida
Commission # HH 169711
My Comm. Expires Aug 25, 2025
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA CAITLYN PEPPLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2023.

Notary Public
My Commission Expires: 08/25/2025
(SEAL)

BABETTE DOWNS
Notary Public - State of Florida
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RETURN TO:
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Nashville, TN 37212