WARRANTY DEED

Karen Johnson Davidson County
Batch# 978172 DEEDWARR
03/08/2023 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230308-0016621

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/2/26
(AFFIX SEAL)

BEDFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE KRISTIN L BROWN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angly & Gerges, LLC	SAME	Parcel ID: 136-15-0B-060.00
(NAME) 3401 Anderson Road	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sybil Pepper Spencer, heir at law of C. Maurice Pepper,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angly & Gerges, LLC**, 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:

Being Lot No. 60 on the Plan of Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C. Maurice Pepper, unmarried, by Warranty Deed from Jeffrey Majors Taylor, an unmarried person, dated December 11, 2007 and recorded December 18, 2007 in Instrument No. 20071218-0145099, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded to correct the Grantee's name on March 12, 2013 in Instrument No. 20130312-0024476, in the Register's Office for Davidson County, Tennessee.

The said C. Maurice Pepper having since died intestate on February 28, 2022, leaving Sybil Pepper Spencer as his sole heir-at-law. See Affidavits of Heirships simultaneously recorded herewith of record in Instrument No.

202303080016620, in the Register's Office for Davidson County, Tennessee. The Estate of C. Maurice Pepper, having been administered in Davidson County Chancery Court, Case Number 22P1065.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3401 Anderson Road, Unit 60, Antioch, TN 37013

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 3 day of March 2023

S. Spencer

Sybil Pepper Spencer

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sybil Pepper Spencer as heir of the Estate of C. Maurice Pepper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of March, 2023.

Notary Public Amanda F Zorc

My Commission Expires: May 10, 2026

(SEAL)

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026

True Copy Certification

I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the 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 3-3-23. (Date of Document)

Affiant Signature

Date: 3-3-23

State of TENNESSEE

County of RUTHERFORD

Subscribed to me this 3, day of March, 20 23.

BEDFORD COUNTY
KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC

Notary's Signature

My Commission Expires: 2-22-27