Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 2M-YRES-22-810-229

Name and Address of New Owner
Jessica Bateman
810 Bellevue Road #229
Nashville, TN 37221

Send Tax Statements To.

SYNOVUS BANK
800 SHADES CREEK PARKWAY
BIRMINGHAM, AL 35209

THIS INSTRUMENT PREPARED BY:
~~(Please Return Document to this Address)~~

Lawyers Land & Title Services, LLC
500 North Walnut St
Murfreesboro, TN 37130
File No MR-23030316

Map and Parcel 142 06 0A 229.00

Karen Johnson Davidson County
Batch# 990557 DEEDWARR
04/11/2023 11 49 35 AM 2 pgs
Fees $13 00 Taxes $851 00

20230411-0026399

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra Petrucci**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jessica Bateman, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Building No. 36, Unit No. 229, and Garage No 3, on the Plan of Peppertree, Creekside Meadows Condominiums, of record in Book 4675, page 128, 129 & 130, in the Register's Office of Davidson County, Tennessee, together with all fixture, appliance, wallcoverings, carpet or other improvements therein and undivided interest in the common elements appurtenant, thereto, all being more particularly described in Master Deed Establishing Horizontal Property Regime, Peppertree, Creekside Meadows Condominiums of record in Book 4834, page 257 and as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5 and Book 6535, page 723 and Book 7610, page 973, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nazareno Petrucci by Warranty Deed filed for record on September 13, 2004 in Instrument Number 20040913-0110084, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Sandra Petrucci by Quitclaim Deed filed for record on February 13, 2023 in Instrument Number 20230213-0010211, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Master Deed Establishing a Horizontal Property Regime, "Peppertree", Creekside Meadows Condominiums of record in Book 4834, page 257 and as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723 and Book 7610, page 973, Establishing a Horizontal Property Regime, "Peppertree", Creekside Meadows Condominiums of record in Book 4834, page 257 and as amended in Book 6237, page 644 and Book 6535, page 724, HOA Charter of record in Book 4836, page 610, All matters as set forth on Boundary Plat of record in Book 4675, page 52, Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No 20040603-0065549, Easement to South Central Bell of record in Book 4475, page 757, Agreement of record in Book 5519, page 80; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No 20140902-0079894, said Register's Office

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

This is improved property known as 810 Bellevue Road #229, Nashville, TN 37221

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, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 7th day of April, 2023

Sandra Petrucci

Sandra Petrucci

State of Tennessee

County of Rutherford

Personally appeared before me, Sandra Petrucci with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 7th of April, 2023

Laura L. Vaught

Notary Public
My Commission Expires 3/22/26

LAURA L VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000 00

Affiant Signature

Subscribed and sworn to before me, this 7th day of April, 2023

Laura L. Vaught

Notary Public
My Commission Expires 3/22/26

LAURA L VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY