This instrument prepared by
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number 5-1624-MC

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1017701 DEEDWARR
06/22/2023 10 52 05 AM 2 pgs
Fees $13 00 Taxes $925 00

20230622-0047369

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000 00

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2023

Notary Public
My Commission Expires

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Jordan Engel 810 Bellevue Road Unit 208 Nashville, TN 37221	New Owner	142 06 0B 208 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ralph Garrett, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jordan Engel, an unmarried man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

A certain Condominium unit in Davidson County, Tennessee, being Building 30, Unit 208, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed 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 6237 Page 644, Book 6535, Page 723, Book 6535, Page 724; Book 6874, Page 354, Book 7610, Page 973, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701 et seq , and as shown on the Plat of "Peppertree" Creekside Meadows Condominium of record in Book 4675, Pages 128-130, said Register's Office, to which reference is hereby made for a more complete identification of said Unit Also included is an unencumbered undivided 1/213th of all the general common elements as described in the Master Deed of record in Book 4834, Page 257, said Register's Office and subject to all the terms, conditions and restrictions contained therein Garage space 208G and the other limited common elements as provided by the Master Deed in Book 4834, Page 257, and shown on the Plat of record in Book 4675, Pages 128-130, said Register's Office, are included for the exclusive use of the Grantee

Being the same property conveyed to Ralph Garrett, Unmarried, by Warranty Deed from Svetlana Fayermark Hackney, Married, of record in Instrument No 20180201-0010095, in the Register's Office of Davidson County, Tennessee, dated January 26, 2018 and recorded on February 01, 2018

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This is ☒ improved or ☐ unimproved property located at **810 Bellevue Road, Unit 208, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2023

GRANTOR:

Ralph Garrett

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ralph Garrett,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 20th day of June, 2023

Notary Public
My Commission expires 11/4/24

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON