Karen Johnson Davidson County
Batch# 1023130 DEEDWARR
07/06/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20230706-0051679

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

23004673

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikoli Alexander Williams	Cross Country Mortgage LLC	
(NAME) 134 Pepper Ridge Circle	(NAME) 2160 Superior Avenue	149 05 0A 134.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Priscilla Standifer, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nikoli Alexander Williams,** a single man 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 all of Unit No. 134 on the plan of Second Revision to Phase Five, Pepper Ridge Condominiums of record in Plat Book 7900, Page 560, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Mary Priscilla Standifer, unmarried by Warranty Deed dated September 28, 1992 from H M Properties, Inc., a Tennessee corporation, of record in Book 8740, Page 121, Register's Office for Davidson County, Tennessee.

Jason Wayne Standifer and Justin Lee Standifer executes this Warranty Deed on behalf of Mary Priscilla Standifer pursuant to a Power of Attorney of record in Instrument Number 20230628-0049317, Davidson County Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **134 Pepper Ridge Circle, Antioch, Tennessee 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 28th day of June, 2023.

Mary Priscilla Standifer by Jason Wayne Standifer,
her Attorney-in-Fact

Mary Priscilla Standifer by Justin Lee Standifer,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 28th day of June, 2023, personally appeared before me, Jason Wayne Standifer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Mary Priscilla Standifer, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal, at office, this 28th day of June, 2023.

My commission expires: 2-22-25

Notary Public

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this, 28th day of June, 2023, personally appeared before me, Justin Lee Standifer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Mary Priscilla Standifer, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal, at office, this 28th day of June, 2023.

My commission expires: 2-22-25

Notary Public

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/28/23 (date of document)

Affiant Signature

7/6/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 6 day of July, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY