Karen Johnson Davidson County
Batch# 1023167 DEEDWARR
07/06/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20230706-0051727

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644949

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2023.

Notary Public
My Commission Expires: 9.21.2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phylecia Nunley Fonseca 810 Bellevue Rd, Unit 188 Nashville TN 37221	Cardinal Financial Company LP 3701 Arco Corporate Dr., Suite 200 Charlotte, NC 28273	142 06 0A 188.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan C. Lescher, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phylecia Nunley Fonseca, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium in Davidson County, Tennessee, being Building No. 24, Unit No. 188, and Garage No. 3 on the Plan of "Peppertree"-Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, 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 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan C. Lescher, unmarried, by Warranty Deed from Candice Jennings (F.K.A. Candice Ferguson) and husband, Gary Jennings, of record in Instrument No. 20091021-0097295, in the Register's Office of Davidson County, Tennessee, dated October 16, 2009 and recorded on October 21, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "Peppertree"-Creekside Meadows Condominiums, as recorded in Book 4675, Pages 128-130.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing "Peppertree"-Creekside Meadows Condominiums of record in Book 4834, Page 257, as amended by instrument(s) of record 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 and Book 7610, Page 973; also subject to easements, rights and interests 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 building thereon.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20040603-0065549.
Easement for Broadband Communications System, recorded in Instrument No. 20140902-0079894.

This is improved property located at 810 Bellevue Rd,Unit 188 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of June, 2023.

Susan C. Lescher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan C. Lescher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2023.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 6.23.2023 (date of document).

Affiant Signature

6.23.2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1/19/2025

