This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 21st day of July, 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1032293 DEEDWARR
07/31/2023 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230731-0058609

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary Ellen Peiffer	New Owner	181-02-0A 155.00
8501 Burnham Lane #10		
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COURTNEY MARIE CURL FKA COURTNEY M. SCHILLER, MARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MARY ELLEN PEIFFER, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. I-10 of Lenox Creekside, Phase II as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument Number 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument Number 20060306-0025686, as amended by Instrument Number 20060606-0066938 in said Register's; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Courtney M. Schiller, a single woman, by deed dated 03/29/2019, from Emily Ann Grimes, a married woman, of record in Instrument No. 20190402-0029618, Register's Office for said County. James P. Wilson joins this conveyance to convey any and all interest he may have in the above described property, including, but not limited to his marital interest.

The said property was not the marital residence of the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8501 Burnham Lane #10, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CMC

Witness my hand this the 21st day of July, 2023.

Courtney M. Curl FKA Courtney M. Schiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Courtney M. Curl FKA Courtney M. Schiller,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/21/23.

Affiant Signature – Joshua A. Terry

7/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/28/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON