This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1582-MC

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1032936 DEEDWARR
08/01/2023 10 45 58 AM 2 pgs
Fees $13 00 Taxes $884 30
20230801-0059237

Subscribed and sworn to before me, this 31st day of July, 2023.

Notary Public
My Commission Expires:

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John David Knox and Vivian V. Knox 810 Bellevue Road Unit 211 Nashville, TN 37221	New Owner	142 06 0B 211.00

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, **Bridgit Manning Stone, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John David Knox and Vivian V. Knox, husband and wife**, 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:

Land in Davidson County, Tennessee, being Building 31, Unit No. 211, together with Garage designated as No. 211G, on the Horizontal Property Regime for "Peppertree", Creekside Meadows Condominiums, as recorded in the Master Deed of record in Book 4834, Page 257, 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 and as shown on plat of record in Book 4675, Pages 128, 129 and 130, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Bridgit Manning Stone, an unmarried person, by Warranty Deed from Terry E. Wilkes, a married man, of record in Instrument No. 20201203-0140611, in the Register's Office of Davidson County, Tennessee, dated November 30, 2020 and recorded on December 03, 2020.

This is ☒ improved or ☐ unimproved property located at. **810 Bellevue Road, Unit 211, 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 July, 2023

GRANTOR:

Bridgit Manning Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bridgit Manning Stone**, 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 she executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023