WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039534 DEEDWARR
08/17/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230817-0064349

File No. EM-23-4872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jose Montero Gamboa and Ana Reyes	New Owners	
(NAME)	(NAME)	
236 Pepper Ridge Circle		149-05-0A-236.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I/we, **Nancy Mason, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Montero Gamboa and Ana Reyes, a married couple** HEREINAFTER CALLED THE GRANTEE, 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 apartment in Davidson County, Tennessee, described as Unit 236 Pepper Ridge Condominiums, a Horizontal Property Regime, located on Pepper Ridge Circle, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase 2, recorded in Plat Book 6900, page 689, said Register's Office and described in a Master Deed recorded in Book 7466, page 248 and Book 8672, page 17, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Pepper Ridge Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7466, page 248 and Book 8672, page 17, By-laws recorded in Book 11634, page 91 and the Declaration of Covenants, Conditions and Restrictions of record in Book 7466, page 248, Book 8672, page 17, Book 9321, page 18 and Book 8856, page 867, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy A. Mason, an unmarried woman by Warranty deed from William R. Mosley and wife, Sharon Gayle Mosley of record in Instrument No. 20090109-0002331 Register's Office for Davidson County, Tennessee, dated January 07, 2008 and recorded on January 09, 2009.

This is property more commonly known as 236 Pepper Ridge Circle, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 15th day of August, 2023.

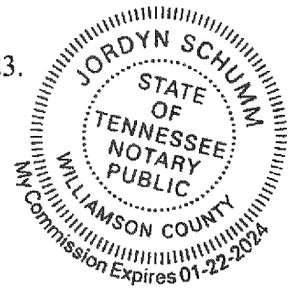
Nancy Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2023, before me personally appeared Nancy Mason, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2023.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 15, 2023 (date of document).

Regina Sullo
Affiant Signature

August 17, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 17th day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

