Karen Johnson Davidson County
Batch# 1044124 DEEDWARR
08/29/2023 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230829-0067800

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63212
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lynn M. Peithman **239 White Bridge Pike, Unit 19** **Nashville, TN 37209**	**SAME AS OWNER**

TAX MAP PARCEL NUMBERS: 103020S01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michelle Marjorie Sermon, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lynn M. Peithman, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
Land in Davidson County, Tennessee, being Unit 19 as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Summit at White Bridge, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Marjorie Sermon, an unmarried woman, by Warranty Deed from Melissa Purlong, unmarried and Alistair Thach, unmarried, dated March 31, 2022 and recorded on April 4, 2022 of record in Instrument No. 20220404-0038341. Register's Office for Davidson County, Tennessee.

Rodney Davis, spouse of Michelle Marjorie Sermon, joins in this conveyance, solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160808-0081832, said Register's Office. Easement to Comcast of Nashville of record in Instrument No. 20180611-0055676, said Registers Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161123-0123626, Instrument No. 20170207-0013008, Instrument No. 20180611-0055774, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 239 White Bridge Pike, Unit 19, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 day of August, 2023

Michelle Marjorie Sermon

Rodney Davis

State of Tennessee

County of Davidson

On this 14 day of August, 2023, before me the undersigned authority, personally appeared Michelle Marjorie Sermon and Rodney Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $750,000

Affiant

Sworn and subscribed before me this 25th day of August, 2023.

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

TRUE COPY CERTIFICATION

I, Tifphany Wilson , 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 25, 2023.

Signature
Date: August 25, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 25th day of August, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025