Karen Johnson Davidson County
Batch# 1045686 DEEDWARR
09/01/2023 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230901-0069018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/18/2024 (AFFIX SEAL)

Y-P-23-810-263

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amir Hukic and Alma Hukic	Pinnacle Bank	
(NAME)	(NAME)	
810 Bellevue Road #263	150 3rd Avenue South #1000	**142-06-0B-263.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHLEEN RICKARDS NKA KATHLEEN CASSMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMIR HUKIC AND ALMA HUKIC, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, as follows: Building No. 46, Unit No. 263 and Garage No(s) 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, and 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 as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6535, Page 723; Book 6874, Page 354 and Book 7610, Page 973, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, Register's office for Davidson County, Tennessee, and subject to all Terms and Conditions of said Master Deed and By-Laws, as amended.

Being the same property conveyed to Kathleen Rickards, an unmarried woman by Warranty deed from Kathy Green King, a married woman of record in Instrument No. 20181220-0123732 Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 20, 2018.

Kathleen Rickards having since married and is now known as Kathleen Cassman

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4675, Pages 128 through 130, inclusive, in Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of "Peppertree" Creekside Meadows Condominiums of record in Book 4834, Page 257, 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.
- Charter of Creekside Meadows Homeowner's Association, Inc. of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20140902-0079894, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040426-0047292, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Bellevue Road #263, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31st DAY OF AUGUST, 2023.

Kathleen Cassman

Mark Cassman

Mark Cassman, spouse of Kathleen Cassman, hereby joins in this conveyance and does transfer and convey any and all marital interest Mark Cassman may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN CASSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK CASSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

I, Kelsie Holloway 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 8/31/2023 (date of document).

Kelsie Holloway

Affiant Signature

9/1/2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of September, 2023

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

