THIS INSTRUMENT WAS PREPARED BY & return to

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16162-BW

Karen Johnson Davidson County
Batch# 1058995 DEEDWARR
10/09/2023 11 30 24 AM 2 pgs
Fees $13 00 Taxes $740 00

20231009-0079274

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2023

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Corey Franklin		
810 Bellevue Road Apt 107	New Owner	142-06-0A-107 00-CO
Nashville, TN 37221		
(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, WE, **Peggy Ivie, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corey Franklin, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Building No 2, Unit No 107 on the Plan of Peppertree Creekside Meadows Condominiums of record in Book 4675, Pages 128-130, Register's Office of Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, subject to the covenants and restrictions set forth in the Master Deed and By-Laws of record in Book 4834, Page 257-312, and amendments thereto of record in Book 4984 Page 174, Book 5045, Page 800, said Register's Office, and the Charter of Creekside Meadows Association, Inc

Being the same property conveyed to Peggy Ivie, unmarried by Warranty deed from Ashley J Bryon, unmarried of record in Instrument No 20060906-0110099 Register's Office for Davidson County, Tennessee, dated September 01, 2006 and recorded on September 06, 2006 See also Deed of Correction of record in Instrument No 20231009-0079273, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **810 Bellevue Road Apt 107, Nashville, TN 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 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 our hands this the 29th day of September, 2023

Peggy Ivie

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peggy Ivie,** the bargainor, with whom I am personally acquainted or proved to on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 29th day of September, 2023

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY