THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4364
Parcel ID: 142-08-0A-024.00

Property Address:
109 Bear Track Drive, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1064065 DEEDWARR
10/23/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20231023-0082995

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Warranty Deed

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Billy Ray and Sierra Ray
109 Bear Track, Unit 24
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ADAM PEPPEL, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BILLY LYON RAY and SIERRA RAY, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Unit No. 24 on the plan of Phase I, Coronada Town Home Condominiums, record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ADAM PEPPEL, unmarried by Deed dated April 28, 2021 from TYLER J. STEVENS, unmarried, recorded April 29, 2021, in Instrument Number 20210429-0057621, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 109 Bear Track Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 4860, page 26, Register's Office for Davidson County, Tennessee.

3. Underground Utility Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7173, page 324, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowner's Association of record in Book 4902, page 938, Book 6132, page 118 and Book 7694, page 733, Register's Office for Davidson County, Tennessee.

5. Bylaws for Homeowner's Association of record in Book 4901, page 702 and Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.

6. Master Deed to Homeowner's Association of record in Book 4901, page 679, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 236, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

KAREN LYNN KOLASINSKI, wife of ADAM PEPPEL joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to ADAM PEPPEL.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 11 day of October, 2023.

ADAM PEPPEL

KAREN LYNN KOLASINSKI

STATE OF Illinois
COUNTY OF Cook

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ADAM PEPPEL and KAREN LYNN KOLASINSKI, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 11 day of October, 2023.

OFFICIAL SEAL
LEON VAUGHN
Notary Public - State of Illinois
My Commission Expires Feb. 11, 2024

Notary Public

My Commission Expires:
2-11-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $345,000.00.

Affiant

SWORN TO and subscribed before me on this 13 day of October, 2023.

Notary Public

My Commission Expires:
11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Britney Garner 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 10/11/23 (date of document).

Affiant Signature

10/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of October, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025