Karen Johnson Davidson County
Batch# 1078052 DEEDQC
12/04/2023 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231204-0093441

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 ERIN DIAS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 14 day of November, 2022. Notary Public My commission expires: 8-7-24

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Mary J. Soffiantino	**New Owner**	**149050A15000CO**
150 Pepper Ridge Circle		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Deborah Sanders, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Mary J. Soffiantino, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 150, of Pepper Ridge Condominiums, a condominium established by Master Deed in Book 7466, page 248, as amended in Book 8856, page 867, which is re-recorded in Book 8684, page 17, as further amended in Instrument No. 20140307-0019460, and land annexed for Phase 5, in Book 8684, page 880, as corrected in Book 8870, page 546 and Book 9020, page 155, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, or upon the land embracing the condominium and the buildings thereof, said Unit being depicted on the plan of the Second Revision to Phase Five Pepper Ridge Condominiums of record in Book 7900, page 560, Register's Office for Davidson County, to which plat and record thereof are incorporated herein and made a part hereof by reference; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to William Hauck Soffiantino III, Deborah Sanders and Joann Delka, by Quitclaim Deed from William H Soffiantino III, dated May 20, 2016, of record in Instrument No. 20160526-0053087, in the Register's Office for Davidson County, Tennessee. David Sanders is executing this instrument on behalf of Deborah Sanders pursuant to that General Durable Power of Attorney of record in Instrument No. 20231102-0085734, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Cannon County, Tennessee.

This is improved property bearing the street address of 150 Pepper Ridge Circle, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 16 day of November, 2023.

Deborah Sanders by David Sanders
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named DSavid Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Attorney in Fact for Deborah Sanders., and that he/she is authorized by Deborah Sanders to execute this instrument on his/her behalf.

Witness my hand and official seal at office this 16 day of November, 2023.

My commission expires: 8-7-24

NOTARY PUBLIC

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/6/23 (date of document).

Jennifer Russell
Affiant Signature

12/4/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

