Karen Johnson Davidson County
Batch# 1078052 DEEDWARR
12/04/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $623.45
20231204-0093442

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $168,500.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 150 Pepper Ridge Cir Trust	**New Owner**	**149050A15000CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

William Hauck Soffiantino III, married and Mary J. Soffiantino, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 150 Pepper Ridge Cir Trust

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:

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. By Quitclaim deed dated 3/1/23 of record in Instrument No. 20230929-0076665, Register's Office of Davidson County, Tennessee, Joann Delka conveyed her interest in subject property to Mary J. Soffiantino. By Quitclaim Deed being recorded simultaneously herewith in Instrument No. 20231204093441, said Register's Office, Deborah Sanders conveyed her interest in subject property to Mary J. Soffiantino.

Further being the same property conveyed to William Hauck Soffiantino, by Quitclaim Deed from Mary Joan Soffiantino, dated January 29, 2016, of record in Instrument No. 20160202-0009771, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of William Hauck Soffiantion, III, his spouse, heirs, or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 150 Pepper Ridge Cir, Antioch, TN 37013.

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 in 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.

_____ Date: 11/30/23
William Hauck Soffiantino III

_____ Date: 11/30/23
Mary J. Soffiantino

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, William Hauck Soffiantino III and Mary J. Soffiantino, the within named Grantor(s), 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, at office, this 30 day of November, 2023.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

Certificate of Authenticity

I, Katie Smith, 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 11/30/23.

Date

Affiant Signature

11/30/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30 day of November, 20 23.

Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

