Karen Johnson Davidson County Batch# 1078855 DEEDWARR 12/05/2023 03:08:30 PM 3 pgs Fees: $18.00 Taxes: $660.45 20231205-0094110	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $178,500.00 Affiant Subscribed and sworn to before me, this 5th day of December, 2023. Notary Public My commission expires: 03/01/2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cheyenne Investments, LLC	**New Owner**	**149050A15000CO**
191 Nadia Lane		
Smithville, TN 37166		

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,

Erin Dias, Trustee of The 150 Pepper Ridge Cir Trust

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

Cheyenne Investments, LLC

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 asset forth in said Master Deed.

Being the same property conveyed to Erin Dias, Trustee of The 150 Pepper Ridge Cir Trust, by William Hauck Soffiantino III and Mary J Soffiantino dated November 30, 2023, of record in Instrument No. 20231204-0093442, in the Register's Office for Davidson County, Tennessee.

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.

Erin Dias Date: 11-30-23

The 150 Pepper Ridge Cir Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 150 Pepper Ridge Cir Trust and that she is authorized by The 150 Pepper Ridge Cir Trust to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of November, 2023.

Karen Valentine
NOTARY PUBLIC

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7-22-25

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 11/30/23 (date of document).

Jennifer Russell
Affiant Signature

12/5/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

