Karen Johnson Davidson County
Batch# 1088342 DEEDWARR
01/04/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $841.75
20240104-0000872

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, is $227,500.00

Sworn to and subscribed before me this 4 day of January, 2024.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Noah Baioni Karah Knotts 801 Bellevue Road 156 Nashville, TN 37221	New Owner 801 Bellevue Road 156 Nashville,TN 37221	142-06-0A-156.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lauren E. Martin, an unmarried woman** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Noah Baioni and Karah Knotts, husband and wife,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Building No. 15, Unit No. 156, on the Plan of "Peppertree" - Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement thereof, together with the appurtenant interest in the common elements of said Condominium, a horizontal property regime, established by the Master Deed of record in Book 4834, page 257; as amended in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; 6874, page 354; and in Book 7610, page 973, said Register's Office.

Being the same property conveyed to Lauren E. Martin, an unmarried person by Warranty Deed from Jerry Wilson Harris, Jr., of record in Instrument No. 20220804-0088987 Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on August 04, 2022.

This is improved property known as **801 Bellevue Road 156, Nashville, TN 37221**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4 day of January, 2024.

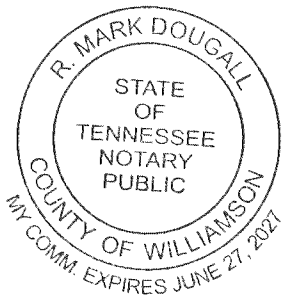
Lauren E. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren E. Martin, the within named bargainor, with whom I am personally acquainted (or proved her identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of January, 2024.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Holly Ray, 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 1/4/2024.

Date

Holly Ray

Affiant Signature

11/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

