Karen Johnson Davidson County
Batch# 1104216 DEEDWARR
02/23/2024 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20240223-0012525

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/23/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mariano Hayes	New owner	Parcel ID: 149 05 0A 150.00
(NAME) 150 Pepper Ridge Cir.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cheyenne Investments, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mariano Hayes, a single man**, 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, Registers 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 Mary Joan Soffiantino from H. M. Properties, Inc., a Tennessee Corporation by Warranty Deed dated March 9, 1993 and recorded on April 22, 1993 in Book 8922, Page 851, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Hauck Soffiantino from Mary Joan Soffiantino by Quitclaim Deed dated January 29, 2016 and recorded on February 2, 2016 in Instrument No. 20160202-0009771, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Hauck Soffiantino III, Deborah Sanders, Joann Delka from William H Soffiantino III by Quitclaim Deed dated May 20, 2016 and recorded on May 26, 2016 in Instrument No. 20160526-0053087, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary J. Soffiantino, unmarried from Joann Delka, married by Quitclaim Deed dated March 1, 2023 and recorded on September 29, 2023 in Instrument No. 20230929-0076665, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary J. Soffiantino from Deborah Sanders by Quitclaim Deed dated November 16, 2023 and recorded on December 4, 2023 in Instrument No. 20231204-0093441, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Erin Dias, Trustee of the 150 Pepper Ridge Cir Trust from William Hauck Soffiantino III, married and Mary J. Soffiantino, unmarried by Warranty Deed dated November 30, 2023 and recorded on December 4, 2023 in Instrument No. 20231204-0093442, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cheyenne Investments, LLC from Erin Dias, Trustee of the 150 Pepper Ridge Cir Trust by Warranty Deed dated November 30, 2023 and recorded on December 5, 2023 in Instrument No. 20231205-0094110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ 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 is 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.

Witness our hands this 21st day of February, 2024

Cheyenne Investments, LLC

BY: _____
Jacob Alsup, Sole Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob Alsup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member, and is authorized to execute the instrument on behalf of Cheyenne Investments, LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole Member.

Witness my hand and official seal, this the 21st day of February, 2024.

_____
Notary Public

My Commission Expires:

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

Certificate of Authenticity

I, Grace Vance, 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 2/21/24.

Date

Affiant Signature

2/21/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 21st day of February, 2024.

Notary's Signature

My Commission Expires: 10/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY