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Karen Johnson
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Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20240402-0022682

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Stephen A Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28TH~~ 29th DAY OF MARCH, 2024

Notary Public

MY COMMISSION EXPIRES: 6/14/25
(AFFIX SEAL)

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0053

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen A Wood	M&T Bank	Map: 149050A13700CO
(NAME) 137 Pepper Ridge Cir	(NAME) 1 Fountain Plaza	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Buffalo, New York 14203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DIANA L. ELLIOTT, AN UNMARRIED WOMAN,

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

STEPHEN A. WOOD, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 137 on the Plan of Second Revision to Phase Five, Pepper Ridge Condominiums, of record in Book 7900, Page 560, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Pepper Ridge Condominiums, a horizontal property regime established by Master Deed of record in Book 7466, Page 248, amended in Book 8672, Page 17, re-recorded in Book 8856, page 867, annexed in Book 8684, Page 880, amended and restated in Book 8870, Page 546, second amended and restated in Book 9020, Page 155, corrected in Instrument No. 20120720-0063972 and amended in Instrument No. 20140307-0019460, said Register's Office.

Being the same property conveyed to Diana L. Elliott, an unmarried woman, by deed from Deborah S. Rock, Executrix of the Estate of Anita L. Dungan, of record in Instrument No. 20211206-0161454, dated November 30, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 560, said Register's Office; (3) Sewer Easement of record in Book 7505, Page 804, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Book 7277, Page 477, Book 7386, Page 160 and Book 7497, Page 462, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust executed by Diana L. Elliott, to Megan K. Trott, Trustee, for First Community Mortgage, Inc., dated November 30, 2021, and filed for record in Instrument No. 20211206-0161455, Register's Office for said County, with an unpaid principal amount of approximately $ 223,974.36, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

For the purposes and pursuant to the provisions of Title 38, U.S.C. 1814, Buyer hereby assumes and agrees to pay the hereinafter described Debt guaranteed or insured under the provisions of the Department of Veterans Affairs Loan Guaranty Program and also assumes and agrees to pay the obligation of the Veteran, one (or all) of the Original Mortgagor(s), to indemnify the Department of Veterans Affairs (VA) to the extent of any claim payment arising from the guaranty of insurance of the Debt by the Department of Veterans under the said provisions of the Department of Veterans Affairs Loan Guaranty Program.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 7466, Page 248, amended in Book 8672, Page 17, Book 8684, Page 880, Book 8856, Page 867, Book 8870, Page 546, Book 9020, Page 155, Book 9155, Page 806, Book 9321, Page 18, Instrument No. 20120720-0063972, Instrument No. 20140307-0019460, Book 7466, Page 307, amended in Book 11634, Page 91, and Instrument No. 20220128-0010276, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 137 Pepper Ridge Cir, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of March, 2024.

Diana L. Elliott

STATE OF ARIZONA
COUNTY OF YAVAPAI

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana L. Elliott, 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 and official seal this, 28th day of March, 2024.

My Commission Expires: 10/2/25

Notary Public

MARK GOMBRICH
Notary Public - State of Arizona
YAVAPAI COUNTY
Commission # 615178
Expires October 2, 2025