Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1127719 DEEDWARR
04/26/2024 10:15:22 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20240426-0030307

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2025

File No. AD-24-6545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 9/18/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Susan Lute	NEW OWNER	
(NAME)	(NAME)	142-06-0A-146.00-CO
810 Bellevue Road, #146		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Paula T. Shearon, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Susan Lute, Alex J. Lute and Kyle L. Lute as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 146, Building 12, of Peppertree Creekside Meadows Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee code Annotated, and as established under the Master Deed establishing, a horizontal property regime, Peppertree Creekside Meadows Condominiums 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; Book 6237, Page 644; Book 6535, Page 724; Book 6874, Page 354; and in Book 7610, Page 973, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the plan of Peppertree Creekside Meadows Condominiums, of record in Book 4675, Pages 128-130, Said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and regulating to the units, property, co-owners and tenants of Peppertree Creekside Meadows Condominiums provided in said Master Deed, as amended together with the By-Laws appended thereto, as amended the aforementioned plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Paula T. Shearon, unmarried by Warranty Deed from Paula Jean Burtch, unmarried of record in Instrument No. 20140915-0084253 Register's Office for Davidson County, Tennessee, dated September 11, 2014 and recorded on September 15, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

This is property more commonly known as 810 Bellevue Road, #146, Nashville, TN 37221.

Witness my/our hand this 23rd day of April, 2024.

Paula T. Shearon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2024, before me personally appeared Paula T. Shearon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2024.

Notary Signature
My commission expires: 3·3·26

