WARRANTY DEED

Karen Johnson Davidson County
Batch# 1133517 DEEDWARR
05/10/2024 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20240510-0034699

File No. AP-24-6551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Carla B Josephson-Cope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2025

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
Carla B. Josephson-Cope	NEW OWNER	
(NAME)	(NAME)	
227 Pepper Ridge Circle		149-05-0A-227.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Stacey Lynn Frisbee, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carla B. Josephson-Cope, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Unit 227 on the Plan of Phase Six, Pepper Ridge Condominiums, a Horizontal Property Regime as shown on the Plat of Phase Six, Pepper Ridge Condominiums, of record in Plat Book 8250, page 239, and further described in the Master Deed, Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Pepper Ridge Condominiums of record in Book 7466, page 248, as amended in Book 8672, page 17, re-recorded in Book 8856, page 867, and Annexation in Book 9155, page 806 (Phase Six) and further amended in Instrument No. 20140307-0019460, et seq., Register's Office for Davidson County, Tennessee, The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pepper Ridge Condominiums contained in said Master Deed, Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Pepper Ridge Condominiums of record in said Register's Office for Davidson County, Tennessee, and the By-Laws of record in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Stacey Lynn Frisbee, a single woman by Warranty Deed from John Wade Givens and Anglea N. Givens, husband and wife of record in Instrument No. 20210816-0110370 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 16, 2021.

This is property more commonly known as 227 Pepper Ridge Circle, Antioch, TN 37013.

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.

Witness my/our hand this 10th day of May, 2024.

Stacey Lynn Frisbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Stacey Lynn Frisbee, 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 10th day of May, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **May 10th, 2024** (date of document).

Cindy S. Smith, Affiant

05/10/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 10th day of May, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026