Karen Johnson Davidson County
Batch # 1155731 DEEDWARR
07/09/2024 12:33:44 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20240709-0051371

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: July 6, 2026
(AFFIX SEAL)

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7290-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joseph R. Pepper and Mary D. Pepper	NEW OWNER	116-12-0D-513.00-CO
(NAME)	(NAME)	
513 Armistead Place		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KATHY DIANE BUDSLICK, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH R. PEPPER AND MARY D. PEPPER, HUSBAND AND WIFE**, 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 513 of Burlington Condominium, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440, and in Book 6362, page 405, Book 5863, page 796 and amended in Book 6046, page 134 and Instrument No. 20191202-0123588 Register's Office for Davidson County, Tennessee, as shown on the Plan of record in Book 6250, page 96, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Paul Budslick and wife, Mary Budslick, by Warranty deed from Derek J Repath and wife, Barbara P Repath of record in Book 6622, page 328, Register's Office for Davidson County, Tennessee, dated 8/1/1985 and recorded on 8/5/1985.

Further, being the same property conveyed to Katherine Diane Budslick by Quitclaim deed from Paul Budslick and wife, Mary Budslick, of record in Book 8424, page 696, Register's Office for Davidson County, Tennessee, dated 8/13/1991 and recorded on 8/21/1991.

Further, being the same property conveyed to Paul Budslick and wife, Mary Budslick, by Quitclaim deed from Katherine Diane Budslick of record in Book 8687, page 480, Register's Office for Davidson County, Tennessee, dated 7/20/1992 and recorded on 7/23/1992. The said Paul Budslick died on October 18, 1992, vesting Mary Budslick as the surviving tenant by the entirety. The said Mary Despo Louis Budslick died, testate, on August 19, 2022, leaving a Last Will and Testament which was admitted to probate under Case No. 22P-2012, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division). Pursuant to said Will, the real estate conveyed herein was devised to Kathy Diane Budslick.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 513 Armistead Place, Nashville, TN 37215
(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 1st day of July, 2024.

Kathy Diane Budslick

Kathy Diane Budslick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Diane Budslick, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2024.

My Commission Expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON