WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193039 DEEDWARR
10/11/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20241011-0079156

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Jennifer D. Hurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This area for recording stamp

(AFFIX SEAL)

MST 2024-1432

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Hurst	Bank of America, N.A.	149-05-0A-238.00-CO
(NAME) 238 Pepper Ridge Circle	(NAME) 7105 Corporate Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Plano, TX. 75024	
(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, WE, **Stanley Lehr, Trustee of the Stanley Lehr Revocable Living Trust, uad February 13, 2019,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Hurst, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 238, Phase Two, Pepper Ridge Condominiums, of record in Plat Book 6900, Page 689, Register's Office for Davidson County, Tennessee, and as established in Master Deed and Declaration of Covenants, Conditions, Restrictions of record in Book 7466, Page 248, amended in Book 8672, Page 17, re-recorded in Book 8856, Page 867, further amended in Instrument No. 20140307-0019460, and shown in Annexation of Land for Phase Two, of record in Book 7572, Page 222, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stanley Lehr, Trustee of the Stanley Lehr Revocable Living Trust, uad February 13, 2019 by Warranty Deed from Sylvia Lois Sparks, an unmarried woman of record in Instrument No. 20201202-0140154 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 02, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become

due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 689, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Pepper Ridge Condominiums of record in Book 7466, Page 248 with Annexation of Land for Phase Two of record in Book 7572, Page 222, as amended in Book 8672, Page 17, Book 8856, Page 867, Instrument No. 20050609-0066220 and Instrument No. 20140307-0019460, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7466, Page 307 and Book 11634, Page 91 and Instrument No. 20220128-0010276 in the Register's Office for Davidson County, Tennessee. Charter of Pepper Ridge Condominiums Homeowner's Association of record in Book 7497, Page 462, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7505, Page 804, in the Register's Office for Davidson County, Tennessee. Permanent Easement Agreement of record in Book 11216, Page 596, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 9988, Page 968 and Book 9988, page 789, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 238 Pepper Ridge Circle, Antioch, TN 37013
(House Number) (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 my/our hand(s) this 11th DAY OF October, 2024.

Stanley Lehr, Trustee of the Stanley Lehr Revocable Living Trust, uad February 13, 2019

BY: _____

Stanley Lehr, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Stanley Lehr, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of Stanley Lehr Revocable Living Trust, uad February 13, 2019, the within named bargainor, as Trust, and Stanley Lehr, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Trustee of said Trust.

Witness my hand and official seal at office, on this the 11th day of October, 20 24

_____
Notary Public

My Commission Expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **October** 11, 2024.

Signature 10/11/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 11th day of October, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202410110079156