Karen Johnson Davidson County
Batch# 1245498 DEEDWARR
03/10/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20250310-0017937

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $273,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2025. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vernon S. Denney and Betty Jean Denney	**New Owner**	**149-05-0A-220.00CO**
220 Pepper Ridge Circle		
Antioch, TN 37013		

FOR AND IN 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,

Mary Louise Lally, an unmarried woman,

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

Vernon S. Denney and Betty Jean Denney, 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:

Unit No. 220 of PEPPER RIDGE CONDOMINIUMS, PHASE THREE a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as described in the Master Deed and Bylaws appended thereto for Pepper Ridge Condominiums, Phase Three, of record in Book 7466, Page 248, amended in Book 7779, Page 48, and Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, page 588, and amended in Book 8672, Page 17 (which was rerecorded in Book 8856, Page 867) and in Instrument No. 20140307-0019460, Register's Office for Davidson County, Tennessee, and as shown on the plat of Pepper Ridge Condominiums, Phase Three, of record in Book 7900, page 42, said Register's Office. Said Annexation subjects that property known as Pepper Ridge Condominiums, Phase Three, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, page 248, said Register's Office, and by Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, page 588, as amended in Book 8672, Page 17 (rerecorded in Book 8856, Page 867) and in Instrument No. 20140307-0019460, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Mary Louise Lally, a single person, by Warranty Deed from H M Properties, Inc., a Tennessee corporation, of record in Book 8054, Page 464, dated February 23, 1990, Register's Office for Davidson County. Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 7900, Page 42, Register's Office for Davidson, Tennessee.
c. Master Deed of record in Book 7466, Page 248, amended in Book 7779, Page 48, corrected in Book 8026, Page 588, Book 8672, Page 17, re-recorded in Book 8856, Page 867, Instrument No. 20140307-0019460, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Book Book 7466, Page 307, amended in Book 11634, Page 91, Register's Office for Davidson County, Tennessee.
e. Sanitary Sewer Easement of record in Book 7505, Page 804, in the Register's Office for Davidson County, Tennessee.
f. 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.
g. Subject to rights of others in and to common areas/elements.
h. Subject to lien for special assessment contained in DCCR's/Master Deed.
i. Subject to HOA dues- if any.
j. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 220 Pepper Ridge Circle, Antioch, TN 37013.

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 that I am 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 I do further covenant and bind myself, my 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 hand this 4th day of March, 2025.

Mary Louise Lally

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mary Louise Lally, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2025.

Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 25-50
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 4th, 2025

Affiant Signature

03/04/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4th day of March, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY