WARRANTY DEED

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

File No.: LDR-25-2045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00.

Denise Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 1.7.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Benjamin Pearce and Annie Blair Taylor	Legacy Home Loans, LLC DBA Steadfast Mortgage	117 07 0J 016.00
(NAME)	(NAME)	
2045 Lombardy Avenue Nashville, TN 37215	408 Tennessee 76 White House, TN 37188	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DENNIS P. APPEL, TRUSTEE OF APPE L FAMILY IRREVOCABLE TRUST DATED MARCH 5, 2024**, herein after called the Grantor(s), have bargained and sold, and by t hese presents do transfer and convey unto, **JOHN BENJAMIN PEARCE, AN UNMARRIED MAN, AND ANNIE BLAIR TAYLOR, AN UNMARRIED WOMAN, tenants in common with right of survivorship**, hereinafter called the Grantee(s), their heirs and assig ns, that 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. 2045, together with the appurtenant interest in the common elements of KINGSBRIDGE CONDOMINIUMS, a horizontal property regime established by Master Deed, of record in Book 7105, Page 777, amended in Book 7457, Page 15, Book 9539, Page 564, and Instrument No. 20051116-0138698, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fred A. Appel and Janet L. Appel, husband and wife, from Jim W. Jacobs, married, by Warranty Deed dated February 19, 2016, recorded February 25, 2016, in Instrument No. 20160225-0017951, in the Register's Office of Davidson County, Tennessee.

The said Fred A. Appel died on August 30, 2023, leaving Janet L. Appel as surviving tenant by the entirety.

Further being the same property conveyed to Appel Family Irrevocable Trust from Janet L. Appel, by Quitclaim Deed dated March 12, 2024, recorded March 27, 2024, in Instrument No. 20240327-0021350, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 1289091 DEEDWARR
06/24/2025 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20250624-0049442

This is **improved** property, known as 2045 Lombardy Avenue, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 20th day of June, 2025.

Appel Family Irrevocable Trust dated March 5, 2024

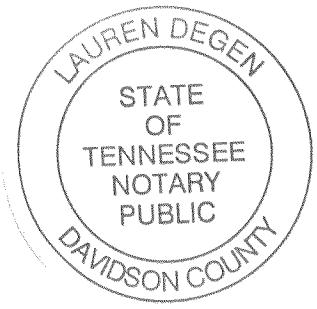
By: _____
Dennis P. Appel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Dennis P. Appel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Appel Family Irrevocable Trust dated March 5, 2024, the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 20th day of June, 2025.

_____
Notary Signature
My commission expires:



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, **Denise Woods,** 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 this the 23 day of June, 2025.

Denise Woods
Affiant Signature
Date 6-23-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of June, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

