THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751767** Karen Johnson Davidson County Batch # 1310973 DEEDWARR 08/15/2025 11:27:48 AM 3 pgs Fees: $18.00 Taxes: $1,017.50 20250815-0065193	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 13th day of August, 2025. Notary Public My Commission Expires: VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Melissa Myers 810 Bellevue Road #146 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 06 0A 146.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol Susan Lute, unmarried, Alex J. Lute, unmarried, and Kyle L. Lute, married, as joint tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Myers, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 146, Building 12 and Garage 146G, OF PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS, Created Under Title 66, Section 27-101, et seq., as Amended, Tennessee Code Annotated, and as established under the Master Deed establishing, a Horizontal Property Regime, PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS of record in Book 4834, Page 257; as Amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 724; Book 6874, Page 354; and in Book 7610, Page 973, Register's office for Davidson County, Tennessee. Said Unit being depicted on the Plan of PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS, of record in Book 4675, Pages 128-130, said Register's Office. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and regulating to the units, property, Co-Owners and Tenants of PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS provided in said Master Deed, as Amended together with the By-Laws appended thereto, as Amended the aforementioned plan, and the undivided percentage interest in the common elements appurtenant to each unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such unit.

Being the same property conveyed to Carol Susan Lute, Alex J. Lute, and Kyle L. Lute, As Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Paula T. Shearon, Unmarried, of record in Instrument No. 20240522-0038201, in the Register's Office of Davidson County, Tennessee, dated May 22, 2024 and recorded on May 22, 2024.

Being the same property conveyed to Carol Susan Lute, Alex J. Lute, and Kyle L. Lute as joint tenants with rights of survivorship, by Warranty Deed from Paula T. Shearon, unmarried, of record in Instrument No. 20240426-0030307, in the Register's Office of Davidson County, Tennessee, dated April 23, 2024 and recorded on April 26, 2024.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "PEPPERTREE"- CREEKSIDE MEADOWS CONDOMINIUMS, as recorded in Plat Book 4675, Page(s) 128-130.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE CREEKSIDE MEADOWS, as recorded in Plat Book 4675, Page 52.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing "PEPPERTREE"- CREEKSIDE MEADOWS CONDOMINIUMS of record in Book 4834, Page 257, as Amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723, Book 6535, Page 724, Book 6874, Page 354 and Book 7610, Page 973; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20040603-0065549.

Easement for Right of Way, recorded in Instrument No. 20140902-0079894.

Agreement as set forth in instrument recorded in Book 5519, Page 80.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

This is improved property located at 810 Bellevue Road #146 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2025.

Carol Susan Lute

Carol Susan Lute

Alex J. Lute

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol Susan Lute and Alex J. Lute, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2025.

Notary Public
My Commission Expires: _____

SHIRAY KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Kyle L. Lute

Kyle L. Lute

STATE OF TEXAS)
COUNTY OF Hays)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle L. Lute, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2025.

Notary Public Christine Williams
My Commission Expires: 10-16-26

CHRISTINE WILLIAMS
Notary ID #131766917
My Commission Expires
October 16, 2026

Warranty Deed