This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6798-AP

Karen Johnson Davidson County
Batch# 1316768 DEEDWARR
09/02/2025 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $788.10
20250902-0069658

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $213,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2025.

Notary Public
My Commission Expires: _____

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Jay Alfonso Maria Angelica Bayot 810 Bellevue Rd Unit 233 Nashville, TN 37221	NEW OWNER	146-6-A-233.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **David Limburg and Sharon Limburg, husband and wife,** (individually and/or collectively, "Grantor"), transfer and convey unto **Maria Angelica Bayot and Ryan Jay Alfons , wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 233, Building 37, and Garage Space No. 4 (233G), together with the appurtenant interest in the common elements 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 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; 6874, page 354; and in Book 7610, page 973, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site plan of "Peppertree" - Creekside Meadows Condominiums, of record in Book 4675, pages 128-130, said Register's Office. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating 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 site 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 David Limburg and Sharon Limburg, husband and wife by Special Warranty Deed from Zillow Homes Property Trust, a Delaware statutory trust, dated November 11, 2021, recorded December 29, 2021, of record in Instrument No. 20211229-0170963, Register's Office for Davidson County, Tennessee.

This is improved property located at: **810 Bellevue Road, 233, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28th day of August, 2025.

GRANTOR:

_____
David Limburg

_____
Sharon Limburg

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Limburg and Sharon Limburg, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of August, 2025.

_____
Notary Public
My Commission expires: _____

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On 8/28/25 before me, Nowella Ward notary public
(insert name and title of the officer)

personally appeared David Limburg & Sharon Limburg,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOWELLA WARD
COMM. #2393561
Notary Public · California
San Bernardino County
My Comm. Expires Mar. 9, 2026

Signature Nowella Ward (Seal)

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 8/29/25 (date of document).

Affiant Signature

8/29/25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of August, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY