# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1318493 DEEDWARR
09/04/2025 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $895.40
20250904-0070838

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2028
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Eric Osborne | New Owner | 142 06 0B 292.00 |
| (NAME) | (NAME) | |
| 810 Bellevue Road, Apt 292 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Laura K. Peacock Anderson and Scott T. Anderson, wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eric Osborne, an unmarried man,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Building No. 54, Unit No. 292, and Garage Nos. 1 and 2 on the Plan of "PEPPERTREE" - CREEKSIDE MEADOWS CONDOMINIUMS of record in Plat Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures,

appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; as amended Bylaws recorded in Book 6237, Page 644; as Further amendment recorded in Book 6535, Page 723; as amended Bylaws recorded in Book 6535, Page 724; and further amendment recorded in Book 6874, Page 354 and Book 7610, Page 973, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura K. Peacock Anderson and Scott T. Anderson, wife and husband, by Warranty Deed from Anna M. Coppotelli, an Unmarried Woman, of record in Instrument No. 20220525-0060543, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022 and recorded on May 25, 2022.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 810 Bellevue Road, Apt 292, Nashville, TN 37221
(House No.) (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.

Effective the 29th day of August, 2025.

Laura K. Peacock Anderson

Scott T. Anderson



202509040070838

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of August, 20 25, before me personally appeared Laura K. Peacock Anderson and Scott T. Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

E. Gore III

Notary Public

My Commission Expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

# Certificate of Authenticity

I, Joshua A. Terry, 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 9/29/25.

Affiant Signature – Joshua A. Terry

9/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/3/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29