Karen Johnson
Batch # 1345628
11/13/2025 10 05 26 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20251113-0090381

This instrument prepared by
Lesa H Skoney (based upon
information furnished by the parties)
Tune, Entrekin & White, P C
500 11th Ave N Ste 600
Nashville, TN 37203

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Maxie Greer	SAME	142-06-0B-251 00-CO
416 General George Patton Drive		
Nashville, TN 37221		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

Wayne Greer
AFFIANT

Subscribed and sworn to before me this 6th day of November 2025

Karen M. Brunetti
NOTARY PUBLIC

MY COMMISSION EXPIRES July 2, 2029

KAREN M. BRUNETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 02, 2029

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and No/100 ($10 00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **WAYNE GREER**, Grantor, do hereby transfer and convey unto my spouse, **MAXIE GREER**, Grantee, all of my right, title and interest in and to certain property in Davidson County, Tennessee, described as follows

A certain condominium apartment in Davidson County, Tennessee, being Unit No 251, Building 42, of "Peppertree", Creekside Meadows Condominium, of record in Book 4675, Pages 128 through 130, inclusive, Register's Office for said County,

which plan and record thereof are incorporated herein and made a part hereof by reference

There is conveyed with the above described individual Condominium Unit an undivided interest in and to the general and/or restricted common areas and facilities of "Peppertree" Creekside Meadows Condominium, as said areas are set forth and defined in Master Deed of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5006, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723 and 724, and in Book 6874, Page 354, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars

Being the same property conveyed to Wayne and Maxie Greer, by Warranty Deed of Ayshawn Sidiqyar, of record in Instrument No 20151210-0124519, Register's Office for Davidson County, Tennessee.

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 way for public utilities that appear in the appropriate public record

Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 128, 129 and 130, Register's Office for Davidson County, Tennessee

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest 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 buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Creekside Meadows 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 Book 7610, Page 973, Register's Office for Davidson County, Tennessee.

Charter of Creekside Meadows Association, Inc of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040603-0065549, in the Register's Office for Davidson County, Tennessee.

Agreement regarding erection of fence of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel

Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 810 Bellevue Road #251, Nashville, TN 37221-2736

In WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of November, 2025

Wayne Greer
WAYNE GREER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **WAYNE GREER**, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 6th day of November, 2025

Karen M. Brunetti
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 2, 2029

KAREN M. BRUNETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 02, 2029