Karen Johnson Davidson County
Batch# 1353708 DEEDWARR
12/04/2025 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251204-0096324

WARRANTY DEED

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. AP-25-11437

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of ~~November~~ December, 2025

Notary Public

MY COMMISSION EXPIRES: 10/20/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Princess Gordon-Aziz	SAME AS NEW OWNER	
(NAME)	(NAME)	
216 Pepper Ridge Circle		149-05-0A-216.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jacob R. Skiba, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Princess Gordon-Aziz,** married, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 216 of Pepper Ridge Condominiums, Phase III, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as described in the Corrected, Amended and Restated Second Annexation of Land of Pepper Ridge Condominiums, Phase III, of record in Book 8026, Page 588, of the Register's Office for Davidson County, Tennessee, and as shown on the plat of Pepper Ridge Condominiums, Phase III, of record in Book 7900, Page 42, and corrected in Book 8163, Page 839, all in said Register's Office. Said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, to the Master Deed and Declaration of Covenants, Conditions and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, Page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums, contained in the Master Deed and By-laws appended thereto, of record in Book 7466, Page 248, said Register's Office, and by Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, Page 588, said Register's Office, are incorporated in this deed by reference and made a part of the same though copied herein.

Being the same property conveyed to Jacob R. Skiba, unmarried by Warranty Deed from Larry George Sampson and Billy Christopher Hennessee, married to each other of record in Instrument No. 20230525-0039450 Register's Office for Davidson County, Tennessee, dated May 12, 2023 and recorded on May 25, 2023.

This is property more commonly known as 216 Pepper Ridge Circle, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 1 day of ~~November~~ December, 2025.

Jacob R. Skiba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of ~~November~~ December, 2025, before me personally appeared Jacob R. Skiba, 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's (or persons') free act and deed.

Witness my hand, at office, this 1 day of ~~November~~ December, 2025.

Notary Signature
My commission expires: 3-3-2029

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 12/1/2025 (date of document).

Affiant Signature

12/3/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3 day of December, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

