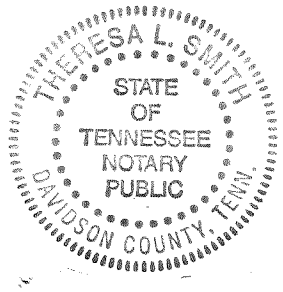
| | |
|---|---|
| <br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $180,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this June 16, 2026.<br><br>Notary Public<br><br>My commission expires: 9-7-26 |

**THIS INSTRUMENT PREPARED BY:**
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1435887 DEEDWARR
06/18/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20260618-0055514

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Michaela Nissen | NEW OWNER | 142-06-0B-235.00-CO |
| 810 Bellevue Rd, #235 | | |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Wade Anthony McArtor, unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Michaela Nissen, a single person**

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Building No. 38, Unit No. 235, and Garage No(s). 1, and 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 plan of "Peppertree" - Creekside Meadows Condominiums, of record in Book 4675, pages 128 through130, inclusive, said Register's Office. The easements, 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 plan, 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 Wade Anthony McArtor by Warranty Deed from David L. Edwards, unmarried of record in Instrument No. 20200103-0000945 Register's Office for Davidson County, Tennessee, dated January 03, 2020 and recorded on January 03, 2020.

This is [X] improved [ ] unimproved property known as 810 Bellevue Rd, #235, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of June, 2026.

Wade Anthony McArtor by Jerry McArtor as Attorney in Fact

Wade Anthony McArtor
by Jerry McArtor, his Attorney-In-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jerry McArtor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further proved to me that he is the **Attorney-in Fact for Wade Anthony McArtor** and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 16th day of June, 2026.

Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2600330-7524

**CERTIFICATE OF AUTHENTICITY**

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 6/16, 2026.

Affiant
Date: June 18, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of June, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.