Karen Johnson Davidson County
Batch# 1442762 DEEDWARRSP
07/07/2026 09:34:30 AM 6 pgs
Fees: $33.00 Taxes: $684.50
20260707-0060891

NAME AND ADDRESS OF NEW OWNER:
Wylie Chapman and Colleen Chapman

3632 SE Tater Peeler Road

Lebanon, TN 37090

THIS INSTRUMENT PREPARED
BY: Fidelity National
170 South Main Street, Suite 1075
Salt Lake City, UT 84101

Map & Parcel: 142-06-0B-263-00

SEND TAX NOTICES TO:

Wylie Chapman and Colleen Chapman

3632 SE Tater Peeler Road

Lebanon, TN 37090

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS,

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **PNB Holding Co. 1, Inc.**, a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto Wylie Chapman and Colleen Chapman, husband and wife, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, as follows: Building No. 46, Unit No. 263 and Garage No(s) 3 on the Plan of Peppertree, Creekside Meadows Condominiums, of record in Book 4675, Page 128-130, Register's Office for Davidson County, Tennessee, 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 257-312 as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354 and Book 7610, Page 973, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee and subject to all terms and conditions of said Master Deed and By-Laws as amended.

Being the same property conveyed to PNB Holding Co. 1, Inc., a Tennessee corporation by deed of record in Instrument No. 20260227-0015761, Register's Office for Davidson County, Tennessee.

This is improved property having an address of 810 Bellevue Rd Apt 263, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and warrants the title against all persons claiming by, through, or under grantor, subject to matters of record and the lien of 2026 real property taxes, which grantee shall pay when due.

This conveyance is subject to the permitted exceptions referred to in the attached exhibit "A".

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK

WITNESS MY HAND on this 1st day of July, 2026.

PNB Holding Co. 1, Inc.

By: Anissa Lewis

Anissa Lewis, Authorized Officer

STATE OF North Carolina)
ss.
COUNTY OF Guilford)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Anissa Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Authorized Officer of PNB Holding Co. 1, Inc., the within named bargainor, a Tennessee corporation, and that she as such Authorized Officer executed the foregoing instrument (Special Warranty Deed) for the purposes therein contained, by signing the name of the corporation by herself as Authorized Officer.

WITNESS MY HAND and official seal at office in High Point, NC, on this 1st day of July, 2026.

Notary Public

Jennifer L. Everhart

My Commission expires: 6/5/30

JENNIFER L EVERHART NOTARY PUBLIC DAVIDSON COUNTY, NC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$185,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 1st day of July, 2026.

Notary Public

My Commission expires: 6/5/30

JENNIFER L EVERHART NOTARY PUBLIC DAVIDSON COUNTY, NC

EXHIBIT "A"

1. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 148 and 149, Register's Office for Davidson County, Tennessee.
2. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 128 through 130, inclusive, Register'sOffice for Davidson County, Tennessee.
3. 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 "Pepper Tree" 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, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, and Book 7610, page 973, Register's Office for Davidson County, Tennessee.
4. Charter of Creekside Meadows Homeowner's Association of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.
5. Agreement by and between Creekwood Apartments and Creekside Meadows of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.
6. 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.
7. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140902-0079894, in the Register's Office for Davidson County, Tennessee.
8. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
9. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
10. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, Ryan Willie, 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 7/1/2026 (date of document).

Affiant Signature

7/2/2026
Date

State of Utah

County of Salt Lake

Sworn to and subscribed before me this 2 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/4/2029

NOTARY'S SEAL

KATHRYN ALISE ROSS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires December 4, 2029
COMMISSION NUMBER 746504