WARRANTY DEED

File #26-307

Karen Johnson
Batch # 1461946
08/19/2026 12:30:05 PM
Fees: $13.00 Taxes: $851.00

Davidson County
DEEDWARR
2 pgs

20260819-0077185

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 7.17.28
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Savannah Finley Beals	NEW OWNER	149-05-0A-230.00-CO
(NAME)	(NAME)	
230 Pepper Ridge Cir		
(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, **Kathryn Ray Coil, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Savannah Finley Beals, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 all of Unit 230, of Pepper Ridge Condominiums, Phase III, a Horizontal Property Regime, established by the Master Deed of record in Deed Book 7466, Page 248, amended in Deed Book 8672, Page 17, re-recorded in Deed Book 8856, Page 867, and further amended in Instrument No. 20140307-0019460 and the plat of Pepper Ridge Condominiums, Phase III, recorded as Exhibit "A" to Second Annexation of Land of record in Deed Book 7779, Page 48, amended in Plat Book 7900, Page 42, Corrected, Amended and Restated in Deed Book 8026, Page 588, all of the Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Kathryn Ray Coil, a single woman by Warranty Deed from Wanda Joyce Bateman, Trustee U/A/D Jan.31, 2000 of the Wanda Joyce Bateman Revocable Living Trust Agreement and any Successors in Trust and any amendment thereto of record in Instrument No. 20150508-0042383, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 230 Pepper Ridge Cir, Antioch, TN 37013

(House Number) (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.

Witness my hand this 17th day of August, 2026.

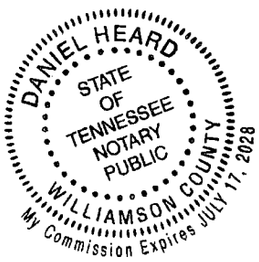
Kathryn Ray Coil

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of August, 2026, before me personally appeared Kathryn Ray Coil, 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 17th day of August, 2026.

Notary Signature
My commission expires: 7.17.28



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027