Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Breehan L. Pfeiffer
3203 Leswood Lane
Nashville, TN 37207

Send Tax Bills To:
Breehan L. Pfeiffer
3203 Leswood Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 377660 DEEDWARR
03/26/2020 08:44:15 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10

20200326-0032722

This Instrument Prepared By:
Monica Giraldo
Closed LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 050-14-0-143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth McFadden, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Breehan L. Pfeiffer, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lands in Davidson County, Tennessee, being Lot No. 323 on the Plan of Section Two, Parkwood Estates, of record in Plat Book 3300, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth McFadden, by deed dated July 20, 2019 and recorded July 30, 2019 from Gwendolyn Brazelton, of record in Instrument Number 20190730-0075066, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of March, 2020.

_____(SEAL)
Kenneth McFadden

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 25 day of March, 2020, by Kenneth McFadden.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification: ID
Type of Identification
Produced: ID

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $283,000.00, 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 this
25th day of March, 2020.

Notary Public
My commission expires: 2-19-24
File No. 2020-237

