STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

Karen Johnson Davidson County
Batch# 421701 DEEDWARR
06/22/2020 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $987.90
20200622-0066182

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2020.

Notary Public
MY COMMISSION EXPIRES: 1/3/23
File No. G20-9116

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Peiffer and Rachel Peiffer (NAME)	William Ira Wood IV, Trustee (NAME)	061-15-0-382
1601 Jones Ave. (STREET ADDRESS)	1113 Murfreesboro Road, Suite 106-336 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ann C. Miles, Trustee**, UDT Ann C. Miles RLT, Dated December 3, 2015, and **Beverly Jenkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Peiffer and Rachel Peiffer**, HEREINAFTER CALLED THE GRANTEES, 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 the westerly 51.77 feet of Lot No. 267 and the westerly 51.77 feet of the southerly 85 feet of Lot No. 266 on the Map of Inglewood Place, as of record in Book 322, Page 101, Register's Office for said County.

Said part Lots No. 267 and 266 fronts 51.77 feet on the northerly side of Stratford Avenue and runs back between parallel lines 200 feet to a dead line. Being the same property conveyed to Blanche DeLaney or Blanche Gore DeLaney by two deeds, one from Katherine Lena Taylor, of record in Book 2279, page 173, and the other from James Clarence DeLaney of record in Book 2437, page 557, said Register's Office.

Being the same property conveyed to Mansell L. Cooper and wife, Floy Traughber Cooper by installment deed from Blanche Delaney (or Blanche Gore Delaney, being one and the same person) of record in book 3431 page 566 RODCT dated August 30, 1962 and recorded on September 5, 1962. Mansell L. Cooper died April 12, 1976 and the subject property passed by tenancy by the entirety to Floy Traughber Cooper. Floy Traughber Cooper died December 20, 1989 and subject property passed by Will to her two daughters, Evelyn Cooper White and Essie Cooper Mitchell, each taking a 50% undivided interest in the whole. The said Essie C. Mitchell conveyed her 50% undivided interest to Ann C. Miles by deed of record in Book 8677 Page 242, RODCT. The said Evelyn Cooper White died intestate on March 25th, 2005, vesting ownership of her undivided 50% interest in her daughters and sole heirs at law, the same being Ann C. Miles and Beverly Jenkins vesting ownership as follows:

Ann C. Miles having an undivided 75% interest and Beverly Jenkins having an undivided 25% interest. See affidavit of Heirship of record in Instrument Number 202006220066180 RODCT.*The said Ann C. Miles having since conveyed one half of her 75% undivided interest to Ann C. Miles, Trustee UDT Ann C. Miles RLT dated December 3, 2015 (see deed of correction of record in Instrument number 202006220066179, RODCT), wherein the name of the foregoing trust was corrected to reflect the proper name of the trust), and one half of her 75% to Beverly Jenkins, thus vesting ownership of the subject property as follows: Ann C. Miles Trustee, UDT Ann C. Miles RLT dated December 3, 2015, an undivided 37.5% interest in the whole, and Beverly Jenkins an undivided 62.5% interest in the whole. * and Instrument Number 202006220066181

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.
2. Easement for sanitary sewers/storm drainage in Book 4283, page 396, said Register's Office.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 1221 Stratford Avenue, Nashville, TN 37216.

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. Whenever 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(s) this 17th day of June, 2020.

Ann C. Miles, Trustee, UDT Ann C.Miles, dated January 24, 2020

By: Ann C. Miles
Ann C. Miles, Trustee

Beverly Jenkins
Beverly Jenkins

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ann C. Miles, Trustee of Ann C. Miles, Trustee, UDT Ann C.Miles, dated January 24, 2020, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of June, 2020.

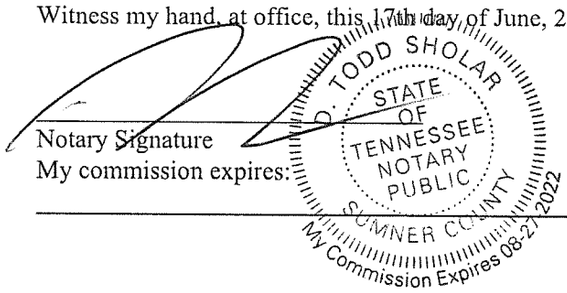
T. TODD STOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-20

Notary Public My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2020, before me personally appeared Beverly Jenkins, 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 June, 2020.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

