Karen Johnson Davidson County
Batch# 473514 DEEDWARR
09/10/2020 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20200910-0103330

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Peiffer and Rachel Peiffer, husband and wife	David Peiffer & Rachel Peiffer (NAME)	
729 Chickasaw Ave. (ADDRESS)	1601 Jones Ave. (ADDRESS)	071-12-0-133.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lynda Gale Sage and Debra Yvonne Arendall and Matthew Ryan Spann, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Peiffer and Rachel Peiffer, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 99, in the 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 Russell Lee Webb and wife, Ruby E. Webb by Warranty Deed from Calvin Tate and Billy C. Pass, of record in Book 5046, Page 815, Register's Office for Davidson County, Tennessee, dated July 15, 1976 and recorded on July 14, 1976.

The said Russell Lee Webb having since died leaving Ruby E. Webb as surviving tenant by the entirety.

The said Ruby E. Webb having since died on 11/12/2017, survived by Lynda Gale Sage, Deborah Yvonne Arendall and Matthew Ryan Spann as her sole heirs at law, as evidenced by an Affidavit of Heirship Regarding The Heirs of Ruby Esterline Webb recorded on September 19, 2018 of record in Instrument No. 20180919-0092872, said Register's Office. Ruby Esterline Webb and Ruby E. Webb are the same person.

Debra Yvonne Arendall and Deborah Yvonne Arendall are the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 729 Chickasaw Ave., Nashville, TN 37207
(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/our hand(s) this 9th day of September, 2020.

WARRANTY DEED
(Continued)

Lynda Gale Sage

Lynda Gale Sage

Debra Yvonne Arendall

Debra Yvonne Arendall

* see following page

Matthew Ryan Spann

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynda Gale Sage, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2020.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Yvonne Arendall, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2020.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Ryan Spann, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

Lynda Gale Sage

Deborah Yvonne Arendall

Matthew Ryan Spann

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynda Gale Sage, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Yvonne Arendall, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Washington

Matthew Spann

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Ryan Spann, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2020.

Olivia R Burke

Notary Public

My Commission Expires: 9-26-2023

(SEAL)

OLIVIA R. BURKE
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

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)

