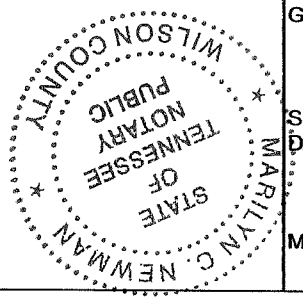
WARRANTY DEED

Karen Johnson Davidson County
Batch# 537466 DEEDWARR
12/18/2020 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20201218-0149926



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-07-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mathew John Pfeffer	Mathew John Pfeffer	05409000800
(NAME)	(NAME)	
3051 Lakeshore Drive	3051 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **David C. Braunscheidel and Christine A. Braunscheidel, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mathew John Pfeffer, a single man,** hereinafter called the GRANTEE(S), his/her/their 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 Lot 1 on the Plan of W. P. Wilburn Subdivision, of record in Plat Book 5190, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said point being the northeast corner of the subject parcel and the point of beginning; thence, from that point and with the west line of the said lot 1 of Wilburn, South 20 degrees 46' West 102.00 feet to a point, (the southeast corner of subject parcel); thence North 69 degrees 14' West 50 feet to a point, (the southwest corner of subject parcel); thence North 20 degrees 46' East 100 feet to a point, (northwest corner of subject property); thence South 71 degrees 31' East 50 feet to the point of beginning.

There is included in this conveyance all of the Grantors rights in and to an easement granted to them for access over, upon and through an adjacent parcel of land, which is described as follows:

Beginning at a point in the center of Lakeshore Drive (formerly Pitts Avenue), said point being located on the centerline of Lakeshore Drive approximately 2277 feet East of the eastern margin of 32nd Street; thence North 12 degrees 14' East 25 feet, more or less, to a point (monument) in the northern margin of Lakeshore Drive which point is the southeast corner of the property conveyed to Wilburn E. Hunt by deed of record in Book 3316, page 143, Register's Office for Davidson County, Tennessee; thence along Hunt's eastern property line North 12 degrees 14' East 415.9 feet to a point (monument), which point is the southwest corner of the property conveyed to Harry A. Hosey, etux, by deed of record in Book 3648, page 296, Register's Office for Davidson County, Tennessee; thence along Hosey's southern property line South 69 degrees 14' East 20.2 feet to a point (monument); thence South 12 degrees 16' West 409.3 feet along the western boundary line of the property conveyed to W. P. Wilburn, etux, by deed of record in Book 1097, page 80, Register's Office for Davidson County, Tennessee, to a point (monument) in the northern margin of Lakeshore Drive, which point is the southwest corner of W. P. Wilburn's property; thence South 12 degrees 16' West 25 feet, more or less, to a point located on the

centerline of Lakeshore Drive, approximately 2297 feet East of the eastern margin of 32nd Street; thence North 88 degrees 37' West 20.0 feet to the point of beginning, containing 0.2 acres, more or less.

Being the same property conveyed to David C. Braunscheidel and Christine A. Braunscheidel, husband and wife by Warranty Deed from David R. Johnson and Linda S. Johnson, Trustees of the David R. Johnson and Linda S. Johnson Revocable Living Trust Agreement dated December 21, 1993, dated 02/25/2016 and recorded 02/26/2016, of record in Instrument 201602260018448, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 have been paid and prorated as of the day of closing and assumed by the Grantee herein, taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5190, Page 171, in the Register's Office for Davidson County, Tennessee; Grant of Easement recorded in Book 7617, Page 369, Register's Office for Davidson County, Tennessee; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines Ingress/Egress and Appurtenances Easement recorded in Instrument 201605030043291, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3051 Lakeshore Drive, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of December, 2020.

David C. Braunscheidel

Christine A. Braunscheidel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Braunscheidel and Christine A. Braunscheidel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of December, 2020.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public:
My Commission Expires: 3.17.21

RETURN TO: Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

File No.: 1005828
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

