Karen Johnson Davidson County
Batch# 546454 DEEDWARR
01/05/2021 11:47:56 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70
20210105-0001532

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Emily Whitaker and Patrick Gallagher<br>729 Chickasaw Avenue<br>Nashville, TN 37207 | Emily Whitaker and Patrick Gallagher<br>729 Chickasaw Avenue<br>Nashville, TN 37207 | 071-12-0-133 |

## 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, **DAVID PEIFFER AND RACHEL PEIFFER, HUSBAND AND WIFE**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **EMILY WHITAKER, A SINGLE WOMAN, AND PATRICK GALLAGHER, A SINGLE MAN**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 12 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97 (erroneously shown as Page 99 on the current deed in the chain of title), 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 David Peiffer and Rachel Peiffer, husband and wife, by deed dated September 9, 2020 and recorded on September 10, 2020, from Lynda Gale Sage and Debra Yvonne Arendall and Matthew Ryan Spann, being the sole heirs at law of Ruby Esterline Webb, of record in Instrument Number 20200910-0103330, Register's Office for Davidson County, Tennessee.

Property Address: 729 Chickasaw Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 30th day of December, 2020.

_____(SEAL)
David Peiffer

_____(SEAL)
Rachel Peiffer

Return to:
Rudy Title and Escrow, LLC
2912 21st Avenue South
Nashville, TN 37212
File #: R-RR-20-729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2020, before me personally appeared David Peiffer and Rachel Peiffer, 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 30th day of December, 2020.

Notary Signature
My commission expires: 9/2/24

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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 $301,000.00, 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
30th day of December, 2020.

Notary Public
My commission expires: 7/9/24
File No. 2020-365

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024