Karen Johnson Davidson County
Batch# 583514 DEEDWARR
03/03/2021 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $891.70
20210303-0027639

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $241,000.00 Subscribed and sworn to before me This 26th day of February 2021. Amanda S. Young Notary Public My Commission Expires: 10/12/2024

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
David Andrew Peiffer and Rachel Leigh Peiffer 1123 Stockell Street, Nashville, TN 37207	New Owner	082-03-0 188.0

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

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 sufficiency of all of which are hereby acknowledged, **A Place in the Sun, Inc.**, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **David Andrew Peiffer and Rachel Leigh Peiffer, husband and wife** (The "Grantees"), Grantees's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121, as shown on the map entitled Benedict Land Company's Subdivision, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is here by made for a more complete and accurate legal description.

Being the same property conveyed to A Place in the Sun, Inc. by Cash Deed from The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20061214-0154366, Register's Office for Davidson County, Tennessee.

This is improved property known as 1123 Stockell Street, Nashville TN 37207.

This is the same legal description as on the previous deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.

2. Subject to all matters as disclosed on plat of record in Book 332, Page 40, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of February 2021.

A Place in the Sun, Inc.

Tina Tsui, Manager

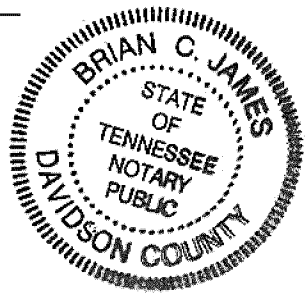
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Tina Tsui, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be manager of A Place in the Sun, Inc., and as such manager acknowledged that she is authorized to execute the foregoing instrument on behalf of A Place in the Sun, Inc., the within named bargainor, and that she as such manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as manager.

Witness my hand and seal, at Nashville, Tennessee, this 26th day of February 2021.

Notary Public

My Commission Expires: 7/9/24



True Copy Certification

I, Matthew Anderson, 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

