Karen Johnson Davidson County
Batch# 618139 DEEDWARR
04/19/2021 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20210419-0051983

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:
Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust UAD May 27, 2008, as Amended 15821 Ventura Boulevard #270 Encino, CA 91436	Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust UAD May 27, 2008, as Amended 15821 Ventura Boulevard #270 Encino, CA 91436	061-15-0-382

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, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust UAD May 27, 2008, as Amended,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 and Instrument Number 202006220066181. 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.

Further being the same property conveyed to David Peiffer and Rachel Peiffer, a married couple, from Ann C. Miles, UDT Ann C. Miles RLT, Dated December 3, 2015, and Beverly Jenkins, via Warranty Deed, dated January 24, 2020, and recorded June 22, 2020 of record at Instrument No. 20200622-0066182 in the Register's Office of Davidson County, Tennessee.

Property Address: 1221 Stratford Avenue Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 9th day of April, 2021.

_____(SEAL)
David Peiffer

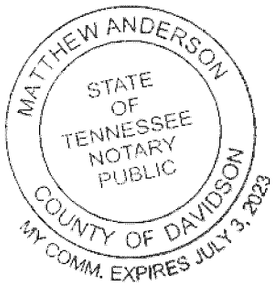
_____(SEAL)
Rachel Peiffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2021, 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 9th day of April, 2021.

_____
Notary Signature
My commission expires: 07-03-2023



AFFIDAVIT OF VALUE

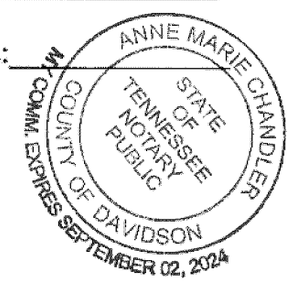
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $615,000.00, 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
9th day of April, 2021.

Notary Public
My commission expires:
File No. 2021-466



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022