Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 708821 DEEDWARR
09/01/2021 01:49:27 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210901-0118002

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:
Mary Catherine Kinney 1123 Stockell Street Nashville, TN 37207	Mary Catherine Kinney 1123 Stockell Street Nashville, TN 37207	082-03-0-188.00

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 Andrew Peiffer and Rachel Leigh Peiffer, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Catherine Kinney, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Benedict Land Company's Subdivision of record in Plat Book 332, Page 40, 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 A Place in the Sun, Inc. by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20061214-0154366 Register's Office for Davidson County, Tennessee, dated December 13, 2006 and recorded on December 14, 2006. (Value of consideration shown in aforementioned deed $70,200.00.)

Being the same property conveyed to David Andrew Peiffer and Rachel Leigh Peiffer, husband and wife by Warranty deed from A Place in the Sun, Inc. of record in Instrument No. 20210303-0027639 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 03, 2021. (Value of consideration shown in aforementioned deed $241,000.00.)

This conveyance is subject to all conditions, covenants, restrictions, easements and planning documents of record not stated herein & current year's and subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 1123 Stockell Street Nashville, Tennessee 37207.

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 30th day of August, 2021.

_____(SEAL)
David Andrew Peiffer

_____(SEAL)
Rachel Leigh Peiffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2021, before me personally appeared David Andrew Peiffer and Rachel Leigh 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 August, 2021.

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

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 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 $550,000.00, 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 August, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-673