WARRANTY DEED

Karen Johnson Davidson County
Batch# 761523 DEEDWARR
11/29/2021 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20211129-0156959

G-P-21-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/26/2025
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Andrew Peiffer and Rachel Leigh Peiffer	Same as new Owner	
(NAME)	(NAME)	**052-07-0-097.00**
103 Sanitarium Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **JERRY BUSH, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ANDREW PEIFFER AND RACHEL LEIGH PEIFFER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF NEELEY'S BEND ROAD, SAID POINT BEING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF SANITARIUM ROAD AND SAID NORTHERLY RIGHT-OF-WAY OF NEELEY'S BEND ROAD; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF NEELEY'S BEND ROAD, NORTH 67 DEGREES 49 MINUTES 30 SECONDS WEST, 224.75 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 30 DEGREES 12 MINUTES 05 SECONDS EAST, 316.66 FEET TO AN IRON PIN; THENCE, SOUTH 58 DEGREES 20 MINUTES 43 SECONDS EAST, 219.74 FEET TO AN IRON PIN IN THE WESTERLY RIGHT-OF-WAY OF SANITARIUM DRIVE; THENCE, WITH SAID RIGHT-OF-WAY, SOUTH 29 DEGREES 36 MINUTES 37 SECONDS WEST 279.72 FEET TO THE BEGINNING.

INCLUDED BUT EXCLUDED FROM ABOVE DESCRIBED PROPERTY:

RIGHT-OF-WAY: COMMENCING AT A POINT ON THE PRESENT RIGHT-OF-WAY OF NEELYS BEND RD, 25.17 FEET LEFT OF THE CENTERLINE STATION 23+68.76 FOR PROJECT 06-R-02, SAID POINT BEING THE POINT OF COMMENCING. THENCE: NORTH 32 DEGREES 32 MINUTES 32 SECONDS EAST A DISTANCE OF 9.74 FEET: THENCE: SOUTH 63 DEGREES 56 MINUTES 53 SECONDS EAST A DISTANCE OF 224.39 FEET; THENCE: SOUTH 32 DEGREES 57 MINUTES 04 SECONDS WEST A DISTANCE OF 7.61 FEET; THENCE: NORTH 64 DEGREES 29 MINUTES 03 SECONDS WEST A DISTANCE OF 224.75 FEET TO THE POINT OF COMMENCING; CONTAINING 1964 SQUARE FEET, MORE OR LESS; PERMANENT CONSTRUCTION EASEMENT COMMENCING AT A POINT ON THE PRESENT RIGHT- OF-WAY OF NEELYS BEND RD, 25.17 FEET LEFT OF THE CENTERLINE STATION 23+68.75 FOR PROJECT 06-R-02, THENCE: NORTH 33 DEGREES 32 MINUTES 32 SECONDS EAST A DISTANCE OF 9.74 FEET; SAID POINT BEING THE POINT OF COMMENCING; THENCE: NORTH 33 DEGREES 32 MINUTES 32 SECONDS EAST A DISTANCE OF 15.13 FEET: THENCE: SOUTH 63 DEGREES 56 MINUTES 53 SECONDS EAST A DISTANCE OF 224.23 FEET; THENCE: NORTH 32 DEGREES 57 MINUTES 04 SECONDS WEST A DISTANCE OF 15.11 FEET; THENCE: NORTH 63 DEGREES 56 MINUTES 53 SECONDS WEST A DISTANCE OF 224.39 FEET TO THE POINT OF COMMENCING; CONTAINING 3365 SQUARE FEET, MORE OR LESS.

Being the same property conveyed to Jerry Bush, an unmarried man by Deena S. Blackstone and Nathanael C. Blackstone, wife and husband deed from Deed to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20131016-0108255 Register's Office for Davidson County, Tennessee, dated October 10, 2013 and recorded on October 16, 2013.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Agreement in Deed of record in Book 8226, Page 670, in the Register's Office for Davidson County, Tennessee.
- Deed to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20061009-0124844, in the Register's Office for Davidson County, Tennessee.
- Construction Easement of record in Instrument Number 20131016-0108255, in the Register's Office for Davidson County, Tennessee.
- Restriction for Detached Structure of record in Instrument Number 20090513-0043926, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Sanitarium Road, Madison, Tennessee 37115**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 17th DAY OF NOVEMBER, 2021.

Jerry Bush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY BUSH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 17, 2021**.

Affiant Signature

11/17/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

17th day of **November**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

