WARRANTY DEED

Karen Johnson Davidson County
Batch# 769484 DEEDWARR
12/07/2021 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20211207-0162360

File No. BC-21-1671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Peiffer and Rachel Peiffer	New Owner	
(NAME)	(NAME)	082-03-0-168.00
103 Sanitarium Rd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kenneth H. Latimer, a widower**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Peiffer and Rachel Peiffer, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 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, described as follows:

Said lot No. 32 fronts 50 feet on the Westerly side of Stockell Street and Extends back between parallel lines 179-1/2 feet, more or less, to an Alley.

Being the same property conveyed to Kenneth Hogan Latimer and wife, Linda Kay Latimer by Special Warranty deed from United States of America of record in Book 6726, page 134, Register's Office for Davidson County, Tennessee, dated November 26, 1985 and recorded on December 04, 1985.

Being the same property conveyed to Kenneth H. Latimer and wife, Linda K. Latimer by Quitclaim deed from Kenneth Hogan Latimer also known as Kenneth H. Latimer and wife, Linda Kay Latimer also known as Linda K. Latimer of record in Instrument No. 20150826-0086563 Register's Office for Davidson County, Tennessee, dated August 19, 2015 and recorded on August 26, 2015.

The said Linda K. Latimer having since died on May 14, 2016 thereby vesting title to Kenneth Hogan Latimer also known as Kenneth H. Latimer as surviving tenant by the entirety.

This is property more commonly known as 1006 Stockell Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 3rd day of December, 2021.

Kenneth H. Latimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2021, before me personally appeared Kenneth H. Latimer, 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 3rd day of December, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Record and Return to:
Magnolia Title & Escrow
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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 **12/3/2021**.

Date

Affiant Signature

12/3/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **December**, 20**21**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025