WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 472,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2022.

Notary Public
COMMISSION EXPIRES: 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 800127 DEEDWARR
02/03/2022 02:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,748.25
20220203-0012980

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tori S. Pefferle Brandon D. Pefferle	AmeriSave Mortgage Corporation	142-13-0A-147-00
(NAME) 704 Gleniris Court	(NAME) 3525 Piedmont Rd. NE 8 Piedmont Center, Ste. 600	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Atlanta, GA 30305	
(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, we, **Philip Lindsley, and wife, Cheri Lindsley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tori S. Pefferle, an unmarried woman and Brandon D. Pefferle, a single man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 147 on the plat of Riverside, Phase 2, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 7900, Page 656, Register's Office for said County, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Philp Lindsley, and wife, Cheri Lindsley in Warranty Deed from Advisory Board, Tennessee District Church of the Nazarene, a Tennessee Corporation dated 04/03/2006 and recorded 04/17/2006 in Instrument Number 20060417-0043225 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 704 Gleniris Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

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. successors 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, successors 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 our hands this 20th day of January, 2022.

Philip Lindsley

Cheri Lindsley

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Philip Lindsley and Cheri Lindsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20th day of January, 2022.

S. Nixon Pressley

Commission Expires: 01/06/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 20th day of January, 2022.

01/20/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 20th day of January, 2022.

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023