WARRANTY DEED

Karen Johnson Davidson County
Batch# 820462 DEEDWARR
03/11/2022 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,893.40
20220311-0028900

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $782,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Pam Smithson,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-010165

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dennis Earl Pfaff and Jenifer Pfaff	New Owner	
(NAME)	(NAME)	
1700 6th Avenue North, Lot 13		081-08-4X-013.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($770,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRYAN DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS EARL PFAFF AND JENIFER PFAFF, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 13 on the Plan of The Row at 6th and Garfield, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Row at 6th and Garfield, of record in Instrument No. 20190114-0003506, 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 a portion of the same property conveyed to Bryan Development Group, LLC, a Tennessee limited liability company by Quitclaim deed from Murphy Goodman and Sonya Bernice Goodman, Trustees of the Murphy-Sonya Family Trust, under Trust Agreement dated July 06, 2017 of record in Instrument No. 20180913-0090953 Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on September 13, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1700 6th Avenue North, Lot 13, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (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 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(s) this the 28th day of February, 2022

Bryan Development Group, LLC, a Tennessee limited liability company

BY: _____
Murphy Goodman
Member

BY: _____
Sonya Bernice Goodman
Member

STATE OF
COUNTY OF

On this the 28th day of February, 2022, before me personally appeared Murphy Goodman and Sonya Bernice Goodman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Members of Bryan Development Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2022.

_____
Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/28/22.

Affiant Signature

3/3/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/3/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON