Karen Johnson Davidson County
Batch# 862866 DEEDWARR
05/26/2022 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20220526-0061032

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raymond Michael Pfohl	SAME OWNER	Parcel ID: 051-07-0-011.00-000
(NAME) 807 Fairoaks Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jake Smith, a married man and Cole Welch, an unmarried man and Clint Welch, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raymond M. Pfohl, an unmarried man, and Amanda J. Brooker, an unmarried woman, as tenants in common with the right of survivorship**, 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 Lot No. 10, as shown on the map entitled Pleasant Acres, Section V, of record in Plat Book 2331, page 56, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to C.W. DePriest and wife, Norma C. DePriest from Edward R. Phillips and wife, Louise T. Phillips by Warranty Deed dated May 8, 1957 and recorded on May 15, 1957 in Book 2646, page 629, Register's Office for Davidson County, Tennessee. The said C.W. DePriest predeceased Norma C. DePriest on March 31, 1988. Norma C. DePriest a/k/a Norma Nicholson DePriest, having since died on January 30, 2013.

Also the same property conveyed to Jack L. Keller Jr., and wife, Lisa Kay Keller, by Warranty Deed from Wanda DePriest Smith, unmarried, Vickie DePriest Tallman, and spouse, Jerry Kenneth Tallman, who executes this deed to transfer all his marital interest, and Pamela DePriest Chaffin, and spouse, Robert Curtis Chaffin, who executes

this deed to transfer all his marital interest, dated August 12, 2013 recorded August 13, 2013, of record as Instrument No. 20130813-0084608 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Jake Smith, Clint Welch, and Cole Welch, by Warranty Deed from Jack L. Keller Jr. and Lisa Kay Keller, husband and wife, dated April 17, 2020 recorded April 21, 2020, of record as Instrument No. 20200421-0041402 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 807 Fairoaks Drive, Madison, TN 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 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 our hands this 16 day of MAY, 2022

Jake Smith

Cole Welch

Clint Welch

STATE OF TN

COUNTY OF SUMNER

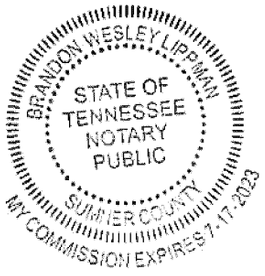
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jake Smith, a married man and Cole Welch, an unmarried man and Clint Welch, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEJINE, 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 May 16, 2022.

Date

Affiant Signature

May 20, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of May, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)