RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-8806-2022

Karen Johnson Davidson County
Batch# 890735 DEEDWARR
07/19/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220719-0082465

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of July,2022.

NOTARY PUBLIC

My commission expires: 01-06-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Peiffer and Rachel Peiffer 1934 Valley Park Dr Nashville, TN 37216	SAME OWNER 103 Sanitarium Rd Madison, TN 37115	073-13-0-030

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($435,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SADIE JUNE WALDEN, A WIDOW**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID PEIFFER AND RACHEL PEIFFER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 85, on the Plan of Section I, Henderson Gardens, as of record in Book 2900, page 75, Register's Office of said County, to which reference is hereby made for a more complete description..
>
> Being the same property conveyed to Jack W. Walden and wife, Sadie June Walden from Harlan Construction Company, Inc., by Warranty Deed dated 05/28/1962 and recorded 05/31/1962 in Book 3398, page 363, Register's Office of said County. Also being the same property title to which vested in Sadie June Walden upon the death of her husband, Jack W. Walden, by reason of their tenancy by the entirety. (Date of death 1/9/22)

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 1934 Valley Park Drive, Nashville, TN 37216

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Robert John Brassell executes this instrument on behalf of Sadie June Walden pursuant to a Durable General Power-of-Attorney dated September 29th, 2017 and filed for record in Instrument No. _202207190082464_____, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, this 12 day of July, 2022

GRANTOR(S)

SADIE JUNE WALDEN
Sadie June Walden

By: Robert John Brassell, her Attorney-in-fact
Robert John Brassell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Robert John Brassell as Attorney in Fact for Sadie June Walden with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Sadie June Walden, for the purposes therein contained.

WITNESS my hand and seal, this the 12 day of July, 2022.



Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

Certificate of Authenticity

I, Jill Neely, 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 **07/12/2022**.

Date

Affiant Signature

07/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **July**, 2021.

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)