Karen Johnson Davidson County
Batch# 891920 DEEDWARR
07/21/2022 11:55:15 AM 2 pgs
Fees: $13.00 Taxes: $2,142.30
20220721-0083612

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

File No.: 2022-0177

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shaffer Home Services, LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	14611007400
1105 Glenwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy-Nine Thousand And No/100 Dollars ($579,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RIFFE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAFFER HOME SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR 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(s) 49, as shown on the map entitled Section One Revised Crieve Hall Estates, of record in Plat Book 1835, Pages 122 through 124, Register's Office for

Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being further covneyed to RIFFLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from JAMES HERBERT RIFFE, II AND CARI NORRIS RIFFE, HUSBAND AND WIFE, of record in Instrument No. 20201022-0123127, dated October 14, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 619 Crieve Road, Nashville, TN 37220
(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 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 July, 2022.

Riffe Properties, LLC, a Tennessee limited liability company

BY:_____
Cari Riffe, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of July, 2022, before me personally appeared Cari Riffe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member (or other officer authorized to execute the instrument) of Riffe Properties, LLC, a Tennessee limited liability company, the within names bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

_____
Notary Public

My Commission Expires: 4/13/23

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY