Karen Johnson Davidson County
Batch# 906878 DEEDWARR
08/24/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20220824-0095381

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2022.

Notary Public

My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suzanne E. Pfeil	New Owner	**021-00-0-078.00**
6209 Clarksville Pike		
Joelton, TN 37080		

FOR AND IN 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, **Alexander K. Simmons, an unmarried man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne E. Pfeil, an unmarried woman,** 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:

Property known as: 6209 Clarksville Pike, Joelton, TN 37080, County of Davidson

Situated in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows: Beginning at a stake and fence post at Hicks Northwest corner in the west boundary line of U.S. 41-A Highway; running thence with said Hick's West line, South 18 degrees West 325 feet to a stake; thence North 73 degrees West 100 feet to a stake; thence South 73 degrees East 50 feet to a stake; thence North 18 1/2 feet to the south boundary line of U.S. 41 A Highway; thence with said Highway, South 60 degrees East 50 feet to the beginning, containing 6/10 of an acres, more or less, according to a survey of J.P. Gallaber, made February 10, 1982, together with an easement to secure water from a well as set out in an instrument off record Book 3645, page 261, together with the right of others in and to the use of the same.

Being the same property conveyed to Alexander K. Simmons, an unmarried man, by Warranty Deed from Ronnie L. Shelton and Debbie L. Shelton, husband and wife, dated 01/30/2013 and recorded 02/08/2013 in Instrument No. 201302080013226, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 021-00-0-078.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 6209 Clarksville Pike, Joelton, TN 37080.

LTE File No.: 22-1627TN

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 in 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 22nd day of August, 2022.

Alexander K. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

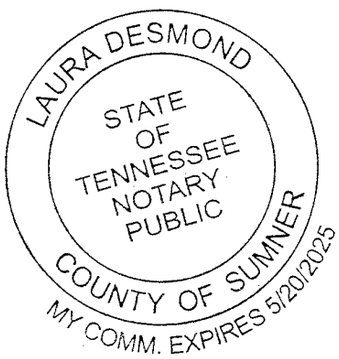
On this 22nd day of August, 2022, before me personally appeared **Alexander K. Simmons**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of August, 2022.

Notary Public

Commission Expiration:

5/20/2025



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 8/22/2022.

Affiant Signature

8/23/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/23/2022.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.23.23