WARRANTY DEED

Karen Johnson Davidson County
Batch# 924683 DEEDWARR
10/03/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20221003-0108829

File #2022-0438

STATE OF TENNESSEE ET
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $515,000.00

Hailey Ashten Alexander
Affiant

Subscribed and sworn to before me on September 30, 2022.

NOTARY PUBLIC
My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Collins Lee Alexander and Hailey Ashten Alexander 664 Harding Place Nashville, TN 37211	NEW OWNER	147-01-0-062.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MEGAN PFEFFER, A SINGLE WOMAN, AND PEGGY K. AMRAM-PFEFFER, A SINGLE WOMAN, AS JOINT TENANTS,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **COLLINS LEE ALEXANDER AND HAILEY ASHTEN ALEXANDER, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 481, as shown on the map entitled the Plan of Caldwell Hall, Section VI, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Megan Pfeffer, a single woman, and Peggy K. Amram-Pfeffer, a single woman, as joint tenants, by Warranty Deed from Poppyseed Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20160712-0071243, dated July 6, 2016, said Register's Office.

Peggy K. Amram-Pfeffer certifies and warrants that this property is not her usual place of residence and is not subject to any martial interests therein.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 664 Harding Place, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on September 30, 2022.

Grantor:

Megan Pfeffer

Grantor:

Peggy K. Amram-Pfeffer, by mpfff Her Attorn in-Fac

Peggy K. Amram-Pfeffer, by Megan Pfeffer, Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Megan Pfeffer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2022.

Notary Public
My Commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Megan Pfeffer, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Peggy K. Amram-Pfeffer, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Peggy K. Amram-Pfeffer, the within named bargainor, by the said Megan Pfeffer, as such Attorney-in-Fact.

Witness my hand, at office, this 30th day of September, 2022.

Notary Public
My Commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 9/30/22 (date of document).

Affiant Signature

9/30/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 9/30/22

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

