Karen Johnson Davidson County
Batch# 952816 DEEDWARR
12/19/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,837.05
20221219-0130679

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

File No. JN-22-3573

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2022

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Griffin Michael and Maddie Bushnell	Cadence Bank	
(NAME) 804 North Woodstone Lane	(NAME) 2778 West Jackson Street Bld C 2nd Floor	172-03-0A-092.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Tupelo, MS 38840-1	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Charles Bartholomew Pfeiffer and Elizabeth C. Pfeiffer, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Griffin Michael and Maddie Bushnell, Hudband and Wife**, HEREINAFTER CALLED THE GRANTEE, 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. 92 on the Plan of The Woodlands, Phase I, Section 1 of record in Plat Book 6900, Page (s) 497 through 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Bartholomew Pfeiffer and Elizabeth C. Pfeiffer, husband and wife by Warranty deed from Michael S. Remple and Leigh Remple, husband and wife of record in Instrument No. 20151022-0107449 Register's Office for Davidson County, Tennessee, dated October 12, 2015 and recorded on October 22, 2015.

This is property more commonly known as 804 North Woodstone Lane, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

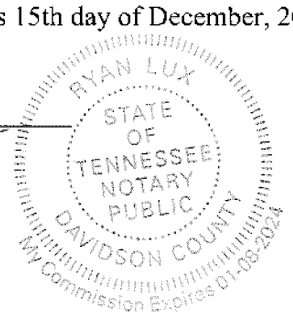
Charles Bartholomew Pfeiffer

Elizabeth C. Pfeiffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2022, before me personally appeared Charles Bartholomew Pfeiffer and Elizabeth C. Pfeiffer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2022.



Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 19, 2022 (date of document).

Affiant Signature

December 19, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023