WARRANTY DEED

Karen Johnson Davidson County
Batch# 956381 DEEDWARR
12/29/2022 03:27:55 PM 3 pgs
Fees: $18.00 Taxes: $555.00

20221229-0133698

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Affiant

Subscribed and sworn to me on Dec. 28, 2022

NOTARY PUBLIC

My Commission Expires: 9/28/2026

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36188

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Vanessa Cole 5095 Little Marrowbone Road Ashland City, TN 37015	NEW OWNER	045-00-0-004.00

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, John Robert Pfeiffer, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Vanessa Cole, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in the 1ST Councilmanic District of Davidson County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 9-13-11, as follows:

Beginning at an existing iron rod in the South margin of Little Marrowbone Road and being the common corner of Mark Stanford Roberson (Instr: 200704050041228); Thence with said Roberson South 25 degrees 51 minutes 00 seconds East, a distance of 389.58 feet to an existing iron rod in the North line of David M. Smythe (Book 10932, Page 231); Thence with said Smythe South 85 degrees 31 minutes 08 seconds West, passing another corner to David M. Smythe (Instr: 200109070097539) at 159.51 feet and continuing for a total distance of 357.36 feet; Thence continuing with said Smythe, North 67 degrees 01 minutes 23 seconds West, passing a 14 inch walnut tree on the North bank of Little Marrowbone Creek at a distance of 30 feet, more or less, and continuing a total distance of 200.71 feet to a large stone; Thence North 87 degrees 56

minutes 18 seconds West, a distance of 68.46 feet to a set iron rod on the South margin of Little Marrowbone Creek Road; Thence with said margin, North 55 degrees 53 minutes 51 seconds East, a distance of 530.92 feet to an existing iron rod which is the point of beginning, having an area of 117825 square feet, 2.70 acres.

INCLUDED WITH this conveyance is the 2004 Southern Homes manufactured home VIN: TNMS0133A/B, same having been permanently affixed to above real estate and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA55-3-138.

Being the same property conveyed to John Robert Pfeiffer by Warranty Deed from Marie C. Fox and Greg Witenbarger of record in Instrument No. 20150713-0067971 Register's Office for Davidson County, Tennessee, dated July 9, 2015 and recorded on July 13, 2015
The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been paid by the Grantors and prorated between the parties, and taxes or special assessments which are not shown as existing liens by the public records
2. "The Company assumes no liability hereunder for any adverse consequences resulting from the inadequate registration of the title to any mobile/manufactured home located on said land with the appropriate governmental entity, or any perfected liens or security interests on said mobile/manufactured home except for those duly recorded in the Register's Office for DavidsonCounty, Tennessee."
3. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
4. Subject to the flow of any creeks, streams, or branches across subject property.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☒ improved property known as:

5095 Little Marrowbone Rd, Ashland City, TN 37015-9449

(House Number) (Street) (City or Town) (State) (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 heirs and assigns, (or successors and representatives), 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 assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my hand this 28th day of December, 2022.

John Robert Pfeiffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared John Robert Pfeiffer to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on December 28, 2022.

NOTARY PUBLIC

My Commission Expires: March 7, 2023

