THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5488-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF December, 2022 Notary Public MY COMMISSION EXPIRES: 01-06-2025 (AFFIX SEAL)

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Pfeiffer and Elizabeth C Pfeiffer	Same Owner	
237 Highland Villa Circle		161-14-0B-237.00-CO
Nashville, TN 37211-7320		
(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, **David Vernon Nichols, beneficiary of the Estate of Goldia Marieda Nichols**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth C. Pfeiffer and Charles Pfeiffer, wife and husband**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 237 on the Plan of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed of record in Book 7278, Page 312, and amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595, Book 8765, page 610, Book 10871, Page 232, and Instrument No. 20220718-0081921, 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 Goldia M. Nichols, a single woman by Warranty Deed from David P. Rafter and wife, Leda G. Rafter of record in Book 9624, page 393, Register's Office for Davidson County, Tennessee, dated March 20, 1995 and recorded on March 22, 1995.

Goldia Marieda Nichols died, testate, on October 21, 2013. Pursuant to the Last Will and Testament of Goldia Marieda Nichols, probated at Docket No. 14P-46 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, David Vernon Nichols is the sole devisee of the real property conveyed herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **237 Highland Villa Circle, Nashville, TN 37211-7320**

Karen Johnson Davidson County
Batch# 956896 DEEDWARR
12/30/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221230-0134040

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.

Witness our hands this the 15 day of December, 2022.

Estate of Goldia Marieda Nichols

BY: _____
David Vernon Nichols, Beneficiary

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Vernon Nichols, beneficiary** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December 2022.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-02-2024

Notary Public

Certificate of Authenticity

I, Jill M Neely, 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 12/15/2022.

Date

Jill M Neely

Affiant Signature

12/30/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2022.

D. Hardwick

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner