WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012465 DEEDWARR
06/08/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230608-0043494

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Kelly Barfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2023

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Peiffer and Samantha Peiffer	New Owner	16413001900
(NAME)	(NAME)	
5609 Cedar Ash Crossing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Danita C. Selikoff,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Peiffer and Samantha Peiffer, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Section One, Asheford Crossing, of record in Book 7900, Page 937, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard M. Selikoff and wife, Danita C. Selikoff by deed dated November 7, 1995 from Phillips Builders, Inc., of record in Book 9855, Page 940, Register's Office for Davidson County, Tennessee. Thereafter the said Richard M. Selikoff conveyed his interest in said property to Danita C. Selikoff by deed dated September 8, 2000 of record in Instrument No. 20000911-0089592, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5609 Cedar Ash Crossing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my/our hands this 2nd day of June, 2023.

Danita C. Selikoff

Danita C. Selikoff

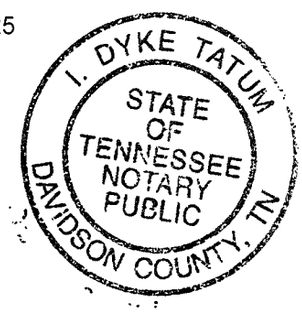
State of Tennessee
County of Davidson

On this 2nd day of June, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Danita C. Selikoff, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 2nd day of June, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Peiffer



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 6/2/2023.

Affiant Signature – Joshua A. Terry

6/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/7/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 28, 2026
COUNTY OF WILLIAMSON