THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1066041 DEEDWARR
10/30/2023 12 46 09 PM 2 pgs
Fees. $13 00 Taxes $9,250 00

20231030-0084626

MARK JACOBS
Notary Public, State of Kansas
My Appointment Expires
October 10, 2024

STATE OF KANSAS)
COUNTY OF JOHNSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of OCTOBER, 2023.

Notary Public MARK JACOBS
My Commission Expires: 10/10/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Calvin James Milano and Julia Marie Milano 1101 Halcyon Avenue Nashville, TN 37204	New Owner	Tax Parcel ID No. 118-01-0-155.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW PFEFFER AND EMILY PFEFFER, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CALVIN JAMES MILANO AND JULIA MARIE MILANO, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Idlewild of record in Plat Book 161, Page 120, 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 Andrew Pfeffer and Emily Pfeffer, husband and wife by Warranty deed from Irma H. Stringer and James W. Stringer, wife and husband of record in Instrument No. 20170228-0019962 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 28, 2017.**

This is improved property commonly known as: **1101 Halcyon Avenue Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of October, 2023.

ANDREW PFEFFER

EMILY PFEFFER

STATE OF Kansas)
)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW PFEFFER AND EMILY PFEFFER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of OCTOBER 2023.

Notary Public MARK JACOBS
My Commission Expires: 10/10/2024

MARK JACOBS
Notary Public, State of Kansas
My Appointment Expires
October 10, 2024