Karen Johnson Davidson County
Batch# 1081838 DEEDWARR
12/14/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $4,551.00
20231214-0096632

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,230,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2023 Notary Public MY COMMISSION EXPIRES: 9/14/26 (AFFIX SEAL)
File No. DH-23-5720	

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
Lauren Reed and Brad Williams	Synovus Bank	
(NAME) 1007 Lischey Avenue	(NAME) 800 Shades Creek Pkwy MS101	082-03-0-459.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Birmingham, AL 35209	
(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, **David Peiffer and Rachel Peiffer, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Reed and Brad Williams, wife and husband**, 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. 101 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville of record in Plat Book 57, Page 82, 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 David Peiffer and Rachel Peiffer, husband and wife by Warranty deed from Liberty Luxe Properties, LLC, a Wyoming Limited Liability Company of record in Instrument No. 20230109-0001575 Register's Office for Davidson County, Tennessee, dated January 5, 2023 and recorded on January 9, 2023.

This is property more commonly known as 1007 Lischey Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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.

Witness my/our hand this 13th day of December, 2023.

David Peiffer

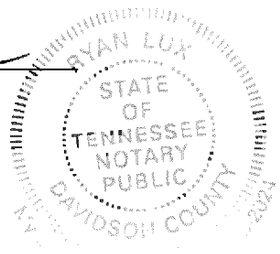
Rachel Peiffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2023, before me personally appeared David Peiffer and Rachel Peiffer, 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 13th day of December, 2023.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 12/13/23 (date of document).

Michelle W. Kendig
Affiant Signature

12/13/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of December, 2023.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

