Karen Johnson Davidson County
Batch# 1097104 DEEDWARR
02/01/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240201-0007258

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nicholas Pfenning and Kristin Pfenning 1540 Lebanon Pike, Unit 2 Nashville, TN 37210	Same as New Owner	141 05 0A 162.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trade In Holdings, LLC, an Arizona Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Nicholas Pfenning and Kristin Pfenning, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1437 Scarcroft Lane, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, TN being Lot No. 162 on the Plan of Avondale Park, Phase 2, Section 4 ''Cluster Lot Subdivision'' as Shown on the plan of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Trade In Holdings LLC., an Arizona Limited Liability Company, by Warranty Deed from Tanner Richey and Cecelia Richey, husband and wife, of record in Instrument No. 20230905-0069167, in the Register's Office of Davidson County, Tennessee, dated August 30, 2023 and recorded on September 05, 2023.

Being the same property conveyed to Tanner Richey, and Cecelia Richey, Husband and Wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20130726-0077548, in the Register's Office of Davidson County, Tennessee, dated July 24, 2013 and recorded on July 26, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 31st day of January, 2024.

Trade In Holdings, LLC, an Arizona Limited Liability Company

By: _____
Keith Howard, Member

STATE OF AZ
COUNTY OF maricopa

Before me, melissa A. Johnson, of the state and county mentioned, personally appeared Keith Howard, Member of Trade In Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Trade In Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Keith Howard, Member of Trade In Holdings, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Arizona, this 30th day of January, 2024.

melissa A. Johnson
Notary Signature

Printed Name: melissa A. Johnson

My commission expires: 7.24.26

MELISSA A. JOHNSON
Notary Public - Arizona
Maricopa County
Commission # 629223
My Comm. Expires Jul. 24, 2026

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Holly Ray
AFFIANT

Sworn to and subscribed before me this 31 day of JAN, 2024

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Ray, 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 1/31/2024.

Date

Holly Ray

Affiant Signature

11/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

