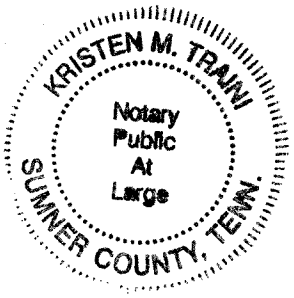
Karen Johnson Davidson County
Batch# 1101437 DEEDWARR
02/15/2024 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,609.50
20240215-0010582



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 435,000.-

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 15th day of February, 2024.

Notary Public
My commission expires: 10/21/2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 3208 Jonesboro Dr Trust	**New Owner**	**09615005900**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jennifer Maldonado and Michael Pfannerstill and Parrish Fleenor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 3208 Jonesboro Dr Trust

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. 66, on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to William J Pfannerstill and wife, Linda F Pfannerstill, by Warranty Deed from Ronald J Hart, joined by his wife, Virginia I Hart, dated February 17, 1196, of record in Book 9955, Page 989, in the Register's Office for Davidson County, Tennessee. William J. Pfannerstill died September 22, 2018, leaving Linda F Pfannerstill as the sole surviving tenant. Linda F. Pfannerstill died testate on February 1, 2021, her Last Will and Testament having been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, No. 22P517. Said Last Will and Testament did not address real property and lacked a residuary clause. Said Linda F. Pfannerstill died leaving Jennifer Maldonado, Michael Pfannerstill, and Parrish Pfannerstill as her sole heirs: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. _____, and Instrument No. _____, Register's Office of Davidson County, Tennessee. Oath is hereby made that Parrish Pfannerstill is formerly known as and is one in the same person as Parrish Fleenor. Subject property was never the sole primary residence of said Grantors or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3208 Jonesboro Dr, Nashville, TN 37214.

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 in 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.

Jennifer Maldonado Date: 2/7/24

Jennifer Maldonado

STATE OF Utah

COUNTY OF Salt Lake

Personally appeared before me, a Notary Public of said County and State, Jennifer Maldonado, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2024.

Rian Taveras
NOTARY PUBLIC

My Commission Expires: March 3, 2027

RIAN TAVERAS
Notary Public - State of Utah
Comm. No. 729798
My Commission Expires on
Mar 3, 2027

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 in 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.

Michael Pfannerstill Date: 2/8/24

STATE OF New Mexico

COUNTY OF Dona Ana

Personally appeared before me, a Notary Public of said County and State, Michael Pfannerstill, I, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2024.

STATE OF NEW MEXICO
NOTARY PUBLIC
JULIA LOUISA ENDRIZZI
COMMISSION #1139134
COMMISSION EXPIRES 11/14/2026

NOTARY PUBLIC

My Commission Expires: 11-14-26

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 in 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.

Parrish Fleenor Date: 2/8/24
Parrish Fleenor

STATE OF Kansas

COUNTY OF Johnson

Personally appeared before me, a Notary Public of said County and State, Parrish Fleenor the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of February, 2024.

MELISSA ANN LONGSTON
Notary Public, State of Kansas
My Appointment Expires
1/3/27

NOTARY PUBLIC

My Commission Expires: 1/3/27

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/7/24 & 2/8/24 (date of document).

Jennifer Russell
Affiant Signature

2/15/2024
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 15 day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL