WARRANTY DEED

Karen Johnson Davidson County
Batch# 1117245 DEEDWARR
04/02/2024 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $773.30
20240402-0022839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline Marie Pfeiffer	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME) 221 Ellington Place	(NAME) 1036 Stearman Drive, Ste 6	051-10-0B-075.00-CO
(ADDRESS) Madison, TN 37115	(ADDRESS) White House, TN 37188	
(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, WE, **MOJO HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE MARIE PFEIFFER, A SINGLE PERSON,** 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 Unit No. 221, Ellington Place Condominiums, created under Chapter 27, Title 64, of Tennessee Code Annotated, and as established in and described by the Master Deed establishing a Horizontal Property Regime, said Master Deed being of record in Book 6984, page 84 (see also 6720, page 332) and as amended in Instrument Number 20090603-0051203, Register's Office for Davidson County, Tennessee, together with an undivided interest in and to the general and or restricted common areas and facilities of Ellington Place Condominiums, as said areas are set forth and defined in said Master Deed. The Plan of Ellington Place Condominiums is set forth as Exhibit "C" of said Master Deed and reference to such Plan is here made for a complete description thereof.

Being the same property conveyed to Mary E. Payne, unmarried by Warranty Deed from Rick Wayne Harvey and wife, Kay Annette Harvey of record in Book 10208, page 702, Register's Office for Davidson County, Tennessee, dated September 27, 1996 and recorded on October 1, 1996. Said Mary E. Payne died leaving Last Will and Testament filed for Probate in Docket No. 23P-1851 Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to Mojo Homes, LLC. by Warranty Deed from Keaton Payne of record in Instrument No. 20231004-0078085 Register's Office for Davidson County, Tennessee, dated October 2, 2023 and recorded on October 4, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 221 Ellington Place, Madison, TN 37115
(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.

JW2024-140

Witness my hand this 28th day of March, 2024

MOJO HOMES, LLC

BY:_____

JOE WHITE, AUTHORIZED AGENT

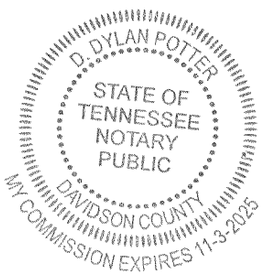
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joe White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Mojo Homes, LLC, and that he as such Authorized Agent of Mojo Homes, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Mojo Homes, LLC.

Witness my hand and official seal this 28th day of March, 2024.

Commission expires:



_____

Notary Public

JW2024-140

True Copy Certification

I, **Kaz Arbogast,** 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 this the 28th day of March, 2024.

Affiant Signature
Date 3-29-2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024