Karen Johnson Davidson County
Batch# 1125008 DEEDWARR
04/19/2024 02:42:30 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20240419-0028312

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF: April, 2024.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Pfeffer and Peggy Amram Pfeffer	Rocket Mortgage	
(NAME) 585 hill Creek Drive	(NAME) 635 Woodward Avenue	14714015200
(ADDRESS) Nashville TN 37211	(ADDRESS) Detroit MI 48226	
(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, **Jonathan Bailey and Hannah Bailey, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Pfeffer, an unmarried woman and Peggy Amram Pfeffer, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 416 on the Plan of Candlestick Farms Subdivision, Section 4 of record in Book 3600, Page 71 amended in Book 3822, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 416 (erroneously referred to as 116 in prior deeds) fronts 92 feet on the Westerly side of Hill Creek Drive and extends back 148.7 feet on the Northerly line and 149.6 feet on the Southerly line to a dead (erroneosly referred to as deedin prior deeds) line in the rear measuring 76.7 feet thereon.

Being the same property conveyed to Jonathan Bailey, an unmarried man and Hannah Yoder, an unmarried woman, as joint tenants, by virtue of that certain Warranty Deed dated February 11, 2022, and being of record at Instrument No. 20220224-0021016 in the Register's Office of Davidson County, Tennessee.

Hannah Bailey is formerly known as Hannah Yoder

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register's Office for Davidson County, Tennessee 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 585 Hill Creek Dr. Nashville, TN 37211
(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.

Witness my hand this 19th day of April, 2024.

Hannah Bailey

Hannah Bailey

Jonathan Bailey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Hannah Bailey and Jonathan Bailey**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
01/06/2025
DAVIDSON COUNTY

I, Andy Maloney, 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 **4/19/2024** (date of document).

Affiant Signature
Date **4/19/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **19** day of **April**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY