~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $665,000.00.

Affiant

Subscribed and sworn before me this the 1st day of August, 2024.

Notary Public
My commission expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1166314
08/05/2024 10:03:51 AM
Fees: $13.00 Taxes: $2,460.50

Davidson County
DEEDWARR
2 pgs

20240805-0059254

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Mary Catherine Rebrovick and Ryan Williams<br>605 Waterway Ct<br>Nashville, TN 37221 | New Owner | 126-16-A-288.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JODI E. PFEIFFER AND JAMES L. PFEIFFER,A MARRIED COUPLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARY CATHERINE REBROVICK AND RYAN G. WILLIAMS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 351, on the Plan of Riverwalk, Phase 2-A, Section 2, of record in Instrument 20031014-0151984 (erroneously shown as Instrument 20050105-0001723 on prior deed), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jodi E. Pfeiffer and James L. Pfeiffer, a married couple, by deed dated 02/19/2013, from Nathan J. Kroese and wife, Lori C. Kroese, of record in Instrument No. 20130220-0016807, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 605 Waterway Ct, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of August, 2024.

Jodi E. Pfeiffer

James L. Pfeiffer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jodi E. Pfeiffer and Pfeiffer L. Pfeiffer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2024.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY