Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1265

Karen Johnson Davidson County
Batch # 1203316 DEEDWARR
11/12/2024 01:50:36 PM 2 pgs
Fees: $13.00 Taxes: $3,181.63

20241112-0087882

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **4500B Illinois, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Pfeiffer, an unmarried man, and Kiersten Diane Miller, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit B, 4500 Illinois Avenue Townhomes, as established by Declaration of Covenants, Conditions, and Restrictions, as shown on the plat of record in Instrument No. 20160727-0077115 and amended by Scrivener' s Affidavit in Instrument No. 20160727-0077325, and amended in Instrument No. 20241112 - 0087881 in the Register' s Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Meaghan Smith and Robert S. Ransom III, as joint tenants with rights of survivorship by Warranty Deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20170530-0053532 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 30, 2017.

Being the same property conveyed to 4500B Illinois, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Meaghan Smith and Robert S. Ransom III, as joint tenants with rights of survivorship of record in Instrument No. 20191213-0129010 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on December 13, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4500 B Illinois Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Adam Pfeiffer
Kiersten Diane Miller
4500 B Illinois Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
SLSBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

TAX MAP-PARCEL #:
091-12-0Q-002.00

WITNESS THE EXECUTION HEREOF this 7th day of November, 2024.

4500B Illinois, LLC, a Tennessee Limited Liability Company

Sole Member

By: Robert S. Ransom, III, Sole Member

State of Tennessee)
County of Davidson)

On this 7th day of November, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Robert S. Ransom, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, 4500B Illinois, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 4500B Illinois, LLC as Sole Member.

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 859,900.00.**

Affiant

Sworn and subscribed before me on this the 7th day of November, 2024.

Notary Public

My Commission Expires: _____

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027