Karen Johnson Davidson County
Batch# 1249211 DEEDWARR
03/21/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20250321-0021438

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203**<br><br>CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7TH day of MARCH, 2025.<br><br>Notary Public<br>My Commission Expires: 11/2/26 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Leonard Pfeiffer, V<br>2420 A Eastland Avenue,<br>Nashville, TN 37206 | Send Tax Bills to:<br>New Owner | Tax Information:<br>Tax Parcel ID No.____<br>083-12-1A-001-00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **WILLIAM JONES, UNMARRIED**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LEONARD PFEIFFER, V, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 2420 Eastland Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20211013-0137832. Register's Office for Davidson County. Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.**

**Being the same property conveyed to William Jones by Deed dated October 17, 2023 from HR Investments, LLC, a Tennessee Limited Liability Company, recorded October 23, 2023, in Instrument Number 202310230082868, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **2420 A Eastland Avenue, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of March, 2025.

**WILLIAM JONES**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of March, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 09, 2025

Notary Public
My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 3/7/2025 (date of document).

Affiant Signature

3/7/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

