Karen Johnson Davidson County
Batch# 1281675 DEEDWARR
06/05/2025 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20250605-0044229

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2025.

April Sumrold
Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0705

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jana Morgan and Jonathan Schaefer	Cadence Bank Mortgage	072-11-4G-001.00-CO
(NAME) 1514 Litton Ave. Unit A	(NAME) 2778 West Jackson Street Bldg. C-2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Tupelo , MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Eighty-Five Thousand And No/100 Dollars ($585,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KURT J. PEDERSEN AND MACKENZIE CLARION KEFFALOS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANA MORGAN, A SINGLE WOMAN AND JONATHAN SCHAEFER, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, 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. A on the Plan of a Townhomes at 1514 Litton Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 1514 Litton Avenue, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20191212-0128348, as amended In Instrument No. 20210318-036050, in the Register's Office for Davidson County, Tennessee, to which declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kurt J. Pedersen and Mackenzie Clarion Keffalos, husband and wife by Warranty Deed from Rosemary Partners, LLC of record in Instrument No. 20210412-0048167, in the Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 12, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. , Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1514 Litton Ave. Unit A, Nashville, TN 37216
(House No.) (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 our hands this 29th day of May, 2025.

Kurt J. Pedersen

Mackenzie Clarion Keffalos

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of May, 2025, before me personally appeared Kurt J. Pedersen and Mackenzie Clarion Keffalos, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 29. 2025.

Affiant Signature

5th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028