This Instrument Prepared By:
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Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

Karen Johnson Davidson County
Batch# 1304187 DEEDWARR
07/31/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250731-0060791

WARRANTY DEED

GRANTOR: Brandon Teeftaller

GRANTEE: Randall T. Pippenger aka Randall Pippender

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 AND 00/100 **($345,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **Brandon Teeftaller, a single man,** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **Randall T. Pippenger aka Randall Pippender**, the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Unit "B", on the Horizontal Property Regime for Wilson Place, as recorded in the Master Deed of record in Book 6268, page 296, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BRANDON TEEFTALLER, A SINGLE MAN, by deed from MARILYN TEOLIS, of record in Instrument No. 20071107-0131346, dated June 26, 2007, Davidson County Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Randall T. Pippenger aka Randall Pippender ,** his heirs and assigns forever. And I do covenant with the said **Randall T. Pippenger aka Randall Pippender ,** that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors, and assigns, to warrant and forever defend title to said land to **Randall T. Pippenger aka Randall Pippender ,** his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 30th DAY OF July, 2025.

Brandon Teeftaller

STATE OF TENNESSEE
COUNTY OF ~~LAWRENCE~~ Wayne

On this 30th day of July, 2025 before me, personally appeared **Brandon Teeftaller** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

ALAN FUCHS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: May 21, 2029

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($345,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 31 day of July, 2025.

Notary Public
My Commission Expires: _____

SONDRA MOUNGEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/21/2029 MAURY COUNTY

Map/Parcel ID: 103-16-0F-002-00

PROPERTY ADDRESS:3853 Whitland Avenue Nashville, TN 37205

SEND TAX BILLS TO NEW OWNER: Randall Pippenger and 3853 Whitland Avenue Nashville, TN 37205

CERTIFICATION

I, Sandra Mounger (owner/preparer of document), 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 7-30-25 (date).

Affiant Signature

7-30-25
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 30 day of July 2025.

Notary Signature

My Commission Expires: 7/5/28

JULIE GANG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY