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

Karen Johnson Davidson County
Batch # 1442724 DEEDWARR
07/07/2026 08:48:01 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90
20260707-0060837

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $317,000.00.

WILLIAM M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Affiant

Subscribed and sworn before me this the 18th day of June, 2026.

Notary Public
My commission expires: 6-24-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Drew Pfeffer 2400 Sayerville Ave. Nashville, TN 37138	New Owner	044-09-0B 160.00

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, HAYES CANUPP AND ALLISON JONES, HUSBAND AND WIFE,hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DREW PFEFFER, AN UNMARRIED MAN, 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 Unit No. 160, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No. 20210825-0115036, and Instrument No. 20250203-0007844, and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" attached thereto for a more complete identification and description of said unit.

Being the same property conveyed to Hayes Canupp, an unmarried man, by deed dated 06/23/2022, from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20220624-0072394, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2400 Sayerville Ave., Nashville, TN 37138.

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 18th day of June, 2026.

Hayes Canupp

Allison Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hayes Canupp and Allison Jones, 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 18th day of June, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY