Karen Johnson Davidson County
Batch# 1459890 DEEDWARR
08/17/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260817-0076340

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-41804-26

WARRANTY DEED

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Nichole Keating
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of 8, 2026

M. Armor
NOTARY PUBLIC

My commission expires: 5.12.2030

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Michael Pfefferman 4313 Golden Hills Drive, Nashville, TN 37218	Same address as new owner	058-10-0-004

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TEN THOUSAND AND 00/100 Dollars ($ 410,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Henry Richard Mosier, Jr. and Bridget Eileen Mosier, husband and wife,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Craig Michael Pfefferman, a single man, as sole ownership,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Two, Gold Key Addition, of record in Book 5050, page 13, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry Mosier, Jr., a married man, from Brenda H. Spencer, an unmarried woman, by Warranty Deed dated March 21, 2024 and recorded March 26, 2024 in Instrument #20240326-0020806, said Register's Office.

Being the same property conveyed to Isaiah R. Spencer and wife, Brenda H. Spencer, from Cumberland Builders, Inc., by Warranty Deed dated January 29, 1981 and recorded February 2, 1981 in Book 5706, page 4, said Register's Office. The said Isaiah R. Spencer having died December 11, 2014, leaving Brenda H. Spencer as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 4313 Golden Hills Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12 day of August, 2026

GRANTOR(S)

Henry Richard Mosier, Jr.

Bridget Eileen Mosier

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Henry Richard Mosier, Jr. and Bridget Eileen Mosier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12 day of Aug 2026.

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 3, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 3, 2027

Certificate of Authenticity

I, Nichole Dowling, 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 August 12, 2026.

Date

Nichole Dowling

Affiant Signature

August 12, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2026.

M. Armor

Notary's Signature

My Commission Expires: 5.12.2030

Date

Notary's Seal (if on paper)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY