This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 431234 DEEDWARR
07/06/2020 02:37:20 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20200706-0072468

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Kent Basile	new owner
1032 Scovel St	
Nashville TN 37208	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Cody H. Penrod, a(n) unmarried person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Kent Basile, a(n) unmarried person** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, State of Tennessee, being Lot No. 42, on the Map of the Subdivision of certain lots in Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, the Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 100 feet on the Easterly side of Soper Avenue and extends back 239.7 feet on the Northerly line and 239.3 feet on the Southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Cody H. Penrod by Warranty deed from Ann L. Rochelle, surviving tenant by the entirety of record in Instrument No. 20160601-0054882 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 01, 2016. Being also known as 4412 Soper Avenue, Nashville, Tennessee 37204.

Tax Parcel #132-09-0-099.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-URE-20-4412

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of June, 2020.

GRANTOR:

Cody H. Penrod

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Cody H. Penrod**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 30th day of June, 2020.

Notary Public
My Commission Expires:

CANDICE (SWANSON) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY
My Comm. Expires March 29, 2022

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$565,000.00**, 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 30 day of June, 2020.

Notary Public
My Commission Expires: _____

(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021