Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Karen Johnson Davidson County
Batch# 444473 DEEDWARR
07/27/2020 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200727-0082252

Carter Davis Penzien
Affiant

Subscribed and sworn to before me, this 23rd day of July, 2020.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

05-2006-67763

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carter Penzien 3268 Cain Harbor Dr Nashville TN 37214	FCM Bank 10 Cadillac Dr Brentwood TN 37027	062-02-0-A-312.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Duane Harrison and Donna Harrison, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carter Davis Penzien, An Unmarried Man and Annie Marie Redovian, An Unmarried Woman, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their successors 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 Lot No. 277, on the Plan of River Trace Estates, Phase 2 - Section 6, of record in Instrument No. 20010605-0058138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Duane Harrison and Donna Harrison, husband and wife by deed from Brenton Harrison, married, dated June 2, 2014, recorded June 3, 2014, of record in Instrument No. 20140603-0048080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3268 Cain Harbor Dr, Nashville, TN 37214.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 23rd day of July, 2020.

Donna Harrison, Attorney in Fact for Duane Harrison

Donna Harrison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donna Harrison, Attorney-in-Fact for Duane Harrison and Donna Harrison, individually**, 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 in Hendersonville, TN, this 23rd day of July, 2020.

Notary Public

My Commission expires: 03/21/2022

LATIKA RIMI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 3-21-2022

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY