RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013715

Karen Johnson Davidson County
Batch# 446586 DEEDWARR
07/30/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200730-0083821

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2020.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole A. Pengal and Kenneth R. Pengal 638 Larchwood Drive Nashville, TN, 37214	Same address as new owner	097-09-0-004.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), 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, **KENNETH D. DAVIS AND WIFE, VIRGINIA A. DAVIS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **NICOLE A. PENGAL, AND HUSBAND KENNETH R. PENGAL, AND GENE J. DOMONISH AND WIFE, DEBORAH A. DEMONIS**, 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. 21 on the Plan of Hickory Bend, Section 7, of record in Book 3600, page 29, amended in Book 3877, page 691, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth D. Davis and Virginia A. Davis, husband and wife, from Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated January 29, 2020, and recorded January 30, 2020 in Instrument #20200130-0011191, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company, from Betty Calahan Borth, a widow, by and through her Conservator, A. Michelle Poss (Docket #19P33), by Warranty Deed dated July 29, 2019, and recorded August 9, 2019 in Instrument #20190809-0079300, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Betty Callahan Borth and husband,

Norbert N. Borth, from Terry Holleman, married, by Warranty Deed dated May 24, 2013, and recorded May 29, 2013 in Instrument #20130529-0053819, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 638 Larchwood Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 the 22nd day of June, 2020.

KENNETH D. DAVIS

VIRGINIA A. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kenneth D. Davis and wife, Virginia A. Davis, 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 22nd day of June, 2020.

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022