Karen Johnson Davidson County
Batch# 446856 DEEDWARR
07/30/2020 12:20:58 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200730-0084150

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Evan Michael Pendygraft **Heather Christine Pendygraft**	New Owner	**08608011500**
2129 Strombury Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Regina R. Wentz and husband, Ryan Wentz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Evan Michael Pendygraft and Heather Christine Pendygraft, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 341, Final PUD Plan-Planned Unit Development, Phase 1, Camden Woods, as shown by plat appearing of record in Plat Book 6900, Pages 697-698, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regina Ruth McNeil and Ryan Wentz, wife and husband, by Warranty Deed from Joseph R. Franco and Michelle M. Gold, husband and wife, dated September 21, 2011, of record in Instrument No. 20110923-0073842, Register's Office for Davidson County, Tennessee. Regina Ruth McNeil and Ryan Wentz, conveyed subject property to Regina R. Wentz and husband, Ryan Wentz, by Quitclaim Deed, dated March 26, 2014, of record in Instrument No. 20140401-0026692, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2129 Strombury Drive, Hermitage, TN 37076.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Regina R. Wentz _____ Date: 7/23/20
Regina R. Wentz

_____ Date: 7/23/20
Ryan Wentz

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Regina R. Wentz and Ryan Wentz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of July, 2020.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 12.1.20