Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 463305 **DEEDWARR**
08/25/2020 12:31:18 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200825-0096170

39-B
File #20-1322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lewis F. Pennock, Jr. and Fiona Harrison, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alessandro Zanetti,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Northerly part of Lot 10 on the Plan of Clearview Subdivision of record in Plat Book 843, Page 8, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No 10 fronts 92.5 feet on the Westerly margin of Estes Road (formerly Wilson Avenue) and extends back 103.8 feet on the Northerly line and 110.9 feet on the Southerly line to a dead line in the rear measuring 93.75 feet thereon.

Being the same property conveyed to Lewis F. Pennock, Jr., unmarried by Warranty deed from John S. Gonas, III and wife, Jill T. Gonas of record in Instrument No. 20020913-0111730 Register's Office for Davidson County, Tennessee, dated September 11, 2002 and recorded on September 13, 2002.
Fiona Harrison, spouse of Lewis F. Pennock, Jr., joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 705 Estes Rd., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Alessandro Zanetti 705 Cantrell Avenue Nashville, TN 37215	NEW OWNER	116-04-0-131.00

WITNESS THE EXECUTION HEREOF this 24th day of August, 2020.

Lewis F. Pennock, Jr.

Fiona Harrison

State of Tennessee)
County of Davidson)

On this 24th day of August, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lewis F. Pennock, Jr. and Fiona Harrison, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

COUNTY OF DAVIDSON
ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 360,000.00**.

Affiant

Sworn and subscribed before me on this the 24th day of August, 2020.

Notary Public

My Commission Expires: 3/8/22

COUNTY OF DAVIDSON
ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC