Karen Johnson Davidson County
Batch# 475318 DEEDWARR
09/14/2020 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200914-0104706

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2475

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12 15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of September, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 276 Penfield Dr Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	134-13-0-015.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Kyle Caldwell, Executor of The Estate of Vinette E. Caldwell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 276 Penfield Dr Trust

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. 73 on the Plan of Kenilworth Estates, Section Two of record in Plat Book 2900, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 73 fronts 69.0 feet on the northerly margin of Penfield Drive and extends back 149.3 feet on the easterly line and 150.4 feet on the westerly line to a line in the rear measuring 70 feet thereon.

Being the same property conveyed to William M. Caldwell and wife, Vinette E. Caldwell by Warranty deed from H. Jenkins, Jr. and wife, Barbara H. Jenkins of record in Book 5018, page 918, Register's Office for Davidson County, Tennessee, dated April 16, 1976 and recorded on April 27, 1976. (Value or consideration shown in aforementioned deed $25,500.00.)

Being the same property conveyed to William M. Caldwell and wife, Vinette E. Caldwell and Connie Caldwell by Trustee's Quitclaim deed to create a joint tenancy with right of survivorship from William M. Caldwell and wife, Vinette E. Caldwell and Richard A. Northcutt of record in Instrument No. 20010418-038441 Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on April 18, 2001. (Value of consideration shown in aforementioned deed $0.00.) Also being the same property title to which vested in Vinette E. Caldwell and Connie Caldwell upon the death of William M. Caldwell (date of death, April 30, 2009) by reason of their right of survivorship. Also being the same property title to which vested in Vinette E. Caldwell upon the death of her daughter, Connie Caldwell, by reason of their rights of survivorship. Vinette E. Caldwell having died, testate, on November 7, 2019 and by Last Will and Testament, probate case number 19P2122, Davidson County, Tennessee, Kyle Caldwell was appointed Executor of

her Estate with full power to sell the property described herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 276 Penfield Drive, Nashville, TN 37211

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of September, 2020.

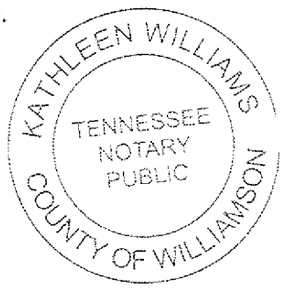
The Estate of Vinette E. Caldwell

By: _____
Kyle Caldwell, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kyle Caldwell, Executor of The Estate of Vinette E. Caldwell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of September, 2020.



_____
Notary Public

My Commission Expires: 5-23-23

(Notary Seal)

True Copy Certification

I, Jennifer Pennell, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

