WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 THE 18TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela K. Brubaker	new owner	052140A016.00
(NAME)	(NAME)	
2521 Pennington Bend Road, Unit 124		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Betty McLaughlin and Theresa J. Hostetler, as joint tenants with rights of survivorship, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Pamela K. Brubaker, a single woman, hereinafter called the GRANTEE(S), her 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 Unit No. 16, on the Plan of Pennington Villas Townhomes, as shown on Plat of record in Instrument No. 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description and established by master deed in Instrument No. 20040811-0097169.

Being the same property conveyed to Robert S. McLaughlin and wife, Betty McLaughlin by Warranty Deed from Richard Puncochar D/B/A Pennington Partners, dated 01/14/2008 and recorded 01/15/2008, of record in Instrument 200801150004682, and Scrivener's Affidavit of record in Instrument 200804090036124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty McLaughlin and Theresa J. Hostetler, as joint tenants with rights of survivorship by Quitclaim Deed from Robert J. McLaughlin and wife, Betty McLaughlin, dated 04/15/2008 and recorded 04/18/2008, of record in Instrument 200804180039449, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Instrument 200408120097543;Covenants, conditions, easements and restrictions recorded in Instrument 200408110097169, and amended restrictions recorded in Instrument 200709280115984, Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200309290143278; Agreement for dedication of Easement Easement including terms and conditions thereof as recorded in Instrument 201211300109843 and Charter of Pennington Villas Townhome Association record in Instrument 200408110097168, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2521 Pennington Bend Road, Unit 124, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 522074 DEEDWARR
11/30/2020 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201130-0138902

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of November, 2020.

Betty McLaughlin by Theresa J. Hostetler

Betty McLaughlin by Theresa J. Hostetler

Theresa J. Hostetler

Theresa J. Hostetler

State of Tennessee
County of Wilson

On this 18th day of November, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Theresa J. Hostetler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Betty McLaughlin, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202011300138901

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa J. Hostetler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of November, 2020.

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public:
My Commission Expires: 5-17-21

Witness my hand and Official seal this 18th day of November, 2020.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

