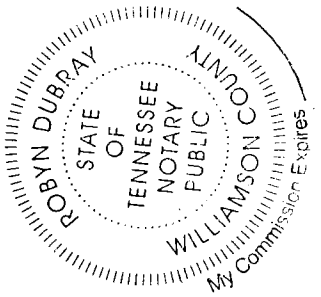
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day November 2020

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(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
TN Rental Houses	TN Rental Houses, LLC	094-16-0-020.00
(NAME)	(NAME)	
1000 Sutton Hill Road	PO Box 367	
(ADDRESS)	(ADDRESS)	
Nashville, TN 372104	Brentwood, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 522115 DEEDWARR
11/30/2020 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20201130-0138948

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, I/we JoAnne Neely, Personal Representative for the Estate of Roger Dale Pendergraft, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **TN Rental Houses, LLC a Tennessee Limited Liability Company,** hereinafter called the GRANTEE(S), his/her/their 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. 21, on the plan of SPENCE CIRCLE, of record in Plat Book 1424, Page 62, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Howard A. Womack and wife, Elva R. Womack by Warranty Deed dated 04/11/1955 from Milton Harris and wife, Ruth Howard Harris of record in Book 2395, Page 127, Register's Office for Davidson County, Tennessee. Howard A. Womack died on October 8, 1997 leaving Elva R. Womack as the surviving tenant by the entirety.

Elva R. Womack, also known as Elva Ruth Womack, died intestate on February 27, 2008 leaving Ronald Wayne Womack, Gary Lee Womack, Sherrie A. Pendergrast and Donna Marie Womack as her sole heirs at law as evidenced by Will filed under Docket No. 08 P511, in the Probate Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherrie Pendergrast and husband Roger Pendergrast, as to a one-fourth (1/4) undivided interest by Quitclaim Deed dated 05/27/2008 from Ronald Wayne Womack of record in Instrument 200806040056980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherrie Pendergrast and husband Roger Pendergrast, as to a one-fourth (1/4) undivided interest by Quitclaim Deed dated 09/22/2008 from Donna Marie

Womack of record in Instrument 200809240097039, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherrie Pendergrast and husband Roger Pendergrast, as to a one-fourth (1/4) undivided interest by Quitclaim Deed dated 09/22/2008 from Gary Lee Womack of record in Instrument 200809240097040, Register's Office for Davidson County, Tennessee. Sherrie Pendergrast died on January 6, 2020 leaving Roger Pendergrast as the surviving tenant by the entirety.

Roger Pendergrast, also known as Roger Dale Pendergrast, died intestate on June 20, 2020. JoAnne Neely was appointed Administratrix of his Estate as evidenced by Letters of Administration filed under Docke t No. 20P1160, in the Probate Court Clerk'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 ☒ 314 Spence Circle, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20 Day November 2020.

The Estate of Roger Dale Pendergrast

JoAnne Neely

JoAnne Neely, Personal Representative

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JoAnne Neely, the personal representative for the estate of Roger Dale Pendergrast, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of November, 2020.

Notary Public

My Commission Expires: February 10, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 986961
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

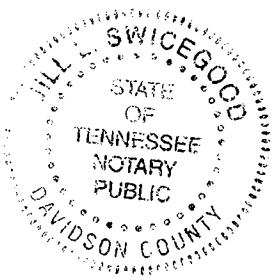
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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