RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Name and Address of New Owner:
Aaron Matthew Penrod and Devri Ann Penrod
107 Trailing Blossom Lane
Goodlettsville, TN37072

Send Tax Bills To:
New owners

Karen Johnson Davidson County
Batch# 528129 DEEDWARR
12/09/2020 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,137.75
20201209-0143661

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 033-03-0B-090.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tessa Marie Sherrod-Foster and Eugene Foster, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aaron Matthew Penrod and Devri Ann Penrod, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 96, as shown on the map entitled the final plat of Dry Creek Farms, Phase 2, Section 2, of record in Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TESSA MARIA SHERROD, A SINGLE WOMAN, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20070108-0002607, dated December 28, 2006, said Register's Office.

Eugene Foster joins in this deed in order to convey any and all marital homestead rights he may have to the property.

This is improved property also known as 107 Trailing Blossom Lane, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2020.

Tessa Marie Sherrod-Foster (SEAL)
Tessa Marie Sherrod-Foster

Eugene Foster (SEAL)
Eugene Foster

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tessa Marie Sherrod-Foster and Eugene Foster, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of December, 2020.

Tabitha Hardin
NOTARY PUBLIC

My commission expires: 2/19/2024

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $307,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 1 day of December, 2020.

Notary Public
My commission expires: 5-9-2025

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

File No. 2020-823

True Copy Certification

I, Emily Prophet, 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 Rutherford

Personally appeared before me, Emily Prophet, a notary public for this county and state, [name of person making certification] 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: 3/23/2021

Notary' Seal (if on paper)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY