Karen Johnson Davidson County
Batch# 542949 DEEDWARR
12/28/2020 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,156.80
20201228-0153800

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3592

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of December, 2020

Notary Public

Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd Ryan Sanders and Hollie Christine Petapiece 276 Penfield Drive Nashville, TN 37211	FirstBank 722 Columbia Avenue Franklin, TN 37064	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,

Brandon Adams, Trustee of the 276 Penfield Dr Trust

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

Todd Ryan Sanders and Hollie Christine Petapiece, husband and wife

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 Wade 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, joint tenancy with right of survivorship by Trustee's Quitclaim deed from

William M. Caldwell and wife, Vinette E. Caldwell of record in Instrument No. 20010418-0038441 Register's Office for Davidson County, Tennessee, dated April 16, 2001 and recorded on April 18, 2001 and Affidavit and Memorandum of Purchase and Sale Agreement recorded on August 25, 2020 in Instrument No. 20200825-0095777 (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Brandon Adams, Trustee of The 276 Penfield Dr Trust by Warranty deed from Kyle Caldwell, Executor of The Estate of Vinette E. Caldwell of record in Instrument No. 20200914-0104706 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 14, 2020. (Value of consideration shown in aforementioned deed $230,000.00.)

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 used, 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 22nd day of December, 2020.

The 276 Penfield Dr Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 276 Penfield Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 22nd day of December, 2020.

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Erin Dias
Notary Public

My Commission Expires: 8-7-24

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021