Karen Johnson Davidson County
Batch# 587026 DEEDWARR
03/08/2021 12:43:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20210308-0029924

WARRANTY DEED

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/13/2021
(AFFIX SEAL)

ANNA PADUANI VALENCIA
Notary Public - State of Florida
Commission # GG 120434
My Comm. Expires Oct 13, 2021
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Paige Pennigar	SAME	Parcel ID: 052 05 0 038.00
(NAME)	(NAME)	
328 Madison Boulevard		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cathy Aaron, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paige Pennigar, an unmarried woman**, 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. 8 of Block "J" on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plan Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cathy Aaron, an unmarried woman, by Warranty Deed from Christopher Thomas Gilbert, an unmarried person, of record in Instrument No. 20180413-0035167, in the Register's Office of Davidson County, Tennessee, dated April 3, 2018 and recorded on April 13, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 328 Madison Boulevard, Madison, TN 37115

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 do 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.

Witness our hands this 26th day of February, 2021

Cathy Aaron

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Cathy Aaron, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2021.

Notary Public

My Commission Expires: 10/13/2021

(SEAL)

ANNA PADUANI VALENCIA
Notary Public - State of Florida
Commission # GG 120434
My Comm. Expires Oct 13, 2021
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True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. 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: 3-8-2021

Notary' Seal (if on paper)

ANA LOWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY