NEW OWNER:
Austin T. Pennell
6133 North New Hope Road
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-129

MAP & PARCEL
087-00-0-053.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 623410 DEEDWARR
04/27/2021 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,172.90
20210427-0056026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SEVENTEEN THOUSAND AND 00/100 DOLLARS ($317,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jennifer Lee, unmarried** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Austin T. Pennell, an unmarried man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 1, Resubdivision of Lamb Acres (Formerly Strickland Acres), as shown on Plat of record in Instrument No. 20120229-0017494, in the Register's Office, Davidson County, Tennessee, to which Plat Reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Lee by Warranty Deed deed from R. C. Lamb and Mary Lamb, Married of record in Instrument No. 20120731-0067351 Register's Office for Davidson County, Tennessee, dated July 24, 2012 and recorded on July 31, 2012.

Being also known as 6133 North New Hope Road, Nashville, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of April, 2021.

Jennifer Lee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Jennifer Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of April, 2021.

NOTARY PUBLIC

My commission expires: 07-11-2021

LEIGH P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 317,000.00.

AFFIANT

Sworn to and subscribed to before me this 23rd day of April, 2021.

NOTARY PUBLIC

My commission expires: 07-11-2021

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This property was conveyed to Grantor by instrument number .

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 WILLIAMSON

Personally appeared before me, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brianna Bartelsmeyer

Notary Public

My Commission Expires: 9-06-2022

Seal

