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

Karen Johnson Davidson County
Batch# 627199 DEEDWARR
05/03/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20210503-0058629

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00.**

E Pennington
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2021.

Jacqueline G Brown
Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARIO PENNINGTON	New owner	096-06-0-051.00
1917 Karen DR		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EPHRIAM M. GRIGSBY AND DEBORAH P. GRIGSBY, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIO PENNINGTON, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 38, as shown on the map entitled Colonial Village, of record in Plat Book 1424, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EPHRIAM M. GRIGSBY AND DEBORAH P. GRIGSBY, HUSBAND AND WIFE, by deed from LARRY JUNIOR SMITH AND DEBORAH WALKER-SMITH, of record as Instrument No. 20181025-0105718, dated September 28, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2839 Colonial Circle, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 30th day of April, 2021

Ephriam M. Grigsby by Deborah P. Grigsby His Attorney in Fact

EPHRIAM M. GRIGSBY
BY: DEBORAH P. GRIGSBY, HIS ATTORNEY IN FACT

Deborah P. Grigsby

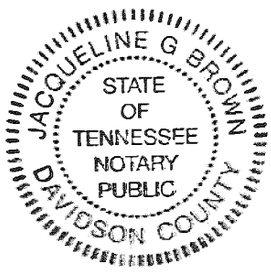
DEBORAH P. GRIGSBY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DEBORAH P. GRIGSBY,** 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, at office, this 30th day of April, 2021.

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 3-8-22



State of Tennessee)
County of Davidson)

On this 30th day of April, 2021, before me personally appeared **DEBORAH P. GRIGSBY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **EPHRIAM M. GRIGSBY** and who acknowledged that she executed the same as the free act and deed of **EPHRIAM M. GRIGSBY.**

Witness my hand, at office, this 30th day of April, 2021.

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 3-8-22



TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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.

E Prophet

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Richelle B. Montg—

NOTARY PUBLIC

My Commission expires: July 5, 2021

