Karen Johnson Davidson County
Batch# 637568 DEEDWARR
05/17/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20210517-0065957

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of May, 2021

(Affix Seal) Notary Public

My Commission Expires: 11/16/2024

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024

2021-1813-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Albert Wilson Sisk, Jr. 3960 Woodlawn Drive Nashville, TN 37205	NEW OWNER	Map/Parcel 116-07-0-032.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Austin B. Pennington, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Albert Wilson Sisk, Jr., unmarried,** hereinafter called the GRANTEE, his heirs and assigns, that 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. 15, and the northerly 50 feet of Lot No. 14 and the westerly 1/2 of a 30 foot Court which lies in the rear of said lots as shown on the Plan of Pendleton & Blair's Subdivision of Lynwood Park, as of record in Plat Book 421, page 45, Register's Office for said County.

Said lot and part of said lot, and part of said Court adjoin and front 250 feet on the easterly side of Lynwood Terrace and run back between parallel lines 240 feet to the center of said Court, which has been closed by an instrument of record in Book 806, page 76, Register's Office for said County.

Being the same property conveyed to Austin B. Pennington, unmarried by Warranty Deed from Robert Frank McAlpine and Hal G. Cato, as joint tenants with right of survivorship, dated January 31, 2013, of record in Instrument No. 20130201-0010934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County and City of Belle Meade property taxes for the year 2021, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 112 Lynnwood Terrace, Nashville, TN 37205 .

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 the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, 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.

Effective this 14th day of May, 2021:

Austin B. Pennington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of May, 2021, before me personally appeared Austin B. Pennington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2021.

Notary Signature
My commission expires: 10/29/2023

AMY T. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

