Karen Johnson Davidson County
Batch# 659267 DEEDWARR
06/17/2021 01:44:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20210617-0082083

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01893

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sean Kennedy 5017 Bonnaside Dr Hermitage, TN 37076	NEW OWNER	075-13-0-093.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Preston Penn, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sean Kennedy, unmarried**, hereinafter called the Grantees, their successors 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. 321, on the plan of Hermitage Hills, Section IV, as shown by plat of record in Book 2900, Page 136, 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 Preston Penn and wife, Sara Penn by deed from Jimmy Wayne Dillard and wife, Kathryn L. Dillard, dated June 30, 2009, recorded July 6, 2009, of record in Instrument No. 20090706-0062370, in the Register's Office for Davidson County, Tennessee. The said grantees having since divorced by Final Decree of Divorce filed in Docket No. 13D-729 in the Fourth Circuit Court for Davidson County, Tennessee.

Further being the same property conveyed to Preston Penn, now a single person by Quitclaim Deed from Sara Penn, now a single person, dated July 19, 2013, recorded July 23, 2013, of record in Instrument No. 20130723-0075976, in the Register's Office for Davidson County, Tennessee.

and Meredith Giuliani
~~Meredith Penn~~, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements,. restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5017 Bonnaside Dr, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11 day of June, 2021

Preston Penn

~~Meredith Penn~~ Meredith Giuliani

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Preston Penn and Meredith Penn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 11th day of June, 2021.

Notary Public at Large

My commission expires: 9/21/2024

W. Brad Lehman
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY