WARRANTY DEED

Karen Johnson Davidson County
Batch# 689400 DEEDWARR
08/03/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210803-0104250

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$260,000.00~~ $270,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Co.	Same As New Owner	
(NAME)	(NAME)	
290 Ed Harris Rd.	290 Ed Harris Rd	09205022300
(ADDRESS)	(ADDRESS)	
Ashland City TN 37015	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Bessie Pennington, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Regal Homes Co.,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 5 and 6 of Block 28 on the Map of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for said County.

Said Lots Nos. 5 and 6 front together 50 feet on the easterly side of 32nd Avenue, North, formerly India Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wiley E. Pennington and wife, Bessie L. Pennington, by virtue of that certain Warranty Deed dated April 25, 1964, and being of record at Book 3768, Page 441 in the Register's Office of Davidson County, Tennessee. Wiley E Pennington died October 2, 2003 leaving Bessie. L Pennington as the remaining tenant by the entirety.

****Bessie Pennington and Bessie L. Pennington are one and the same.****

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 906 32nd Ave N Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of July, 2021.

Bessie Pennington by Elizabeth Stovall POA

Bessie Pennington, by Elizabeth Stovall, Attorney in Fact

STATE OF USA
COUNTY OF KING

On this 30th day of July, 2021, before me personally appeared Elizabeth Stovall , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Bessie Pennington,** ***and acknowledged that she executed the same as the free act and deed of the said*** **Bessie Pennington.**

WITNESS my hand and official seal at office this 30th day of July, 2021.

Patricia A Walsh

Notary Public

My Commission Expires: 11-10-2023

PATRICIA A WALSH
Notary Public
State of Washington
Commisson # 131786
My Comm. Expires Nov 10, 2023

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/30/21.

Date

Emily Manno

Affiant Signature

07/30/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON