Karen Johnson Davidson County
Batch# 693578 DEEDWARR
08/09/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210809-0107199

22807
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills to:**
Terri Williams Nutter	Wilson Bank & Trust
2521 Pennington Bend Rd., #207	PO Box 768
Nashville, TN 37214-1192	Lebanon, TN 37088

Map/Parcel: 052140A02300CO

FOR AND IN 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, I/we, **Lee V. Thompson, Jr. and Rebecca P. Thompson, husband and wife**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Terri Williams Nutter, unmarried**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 23, together with the appurtenant interest in the common elements of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

BEING the same property conveyed to Lee V. Thompson, Jr. and Rebecca P. Thompson, husband and wife, by Warranty Deed from Leslie A. Whitley and wife,, Deborah Whitley, dated April 1, 2019, and filed at Instrument No. 20190401-0029392, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021 and subsequent years; Covenants, Conditions and Restrictions contained in the Master Deed (and By-Laws) for Pennington Villas Townhomes of record in Instrument No. 20040811-0097169 as amended in Instrument No. 20070928-0115984; all matters appearing on the plan of record attached as Exhibit A-2 to Instrument No. 20040811-0097169 as amended in Instrument No. 20070928-0115984; Pedestrian Access Easement in Instrument No. 20121130-0109843; Storm Water Detention Agreement filed in Instrument No. 20030929-0143278 and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2521 Pennington Bend Rd., #207, Nashville, TN 37214-1192

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 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 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/our hand(s) as on the date shown on the Notary forms.

Lee V. Thompson, Jr.

Rebecca P. Thompson

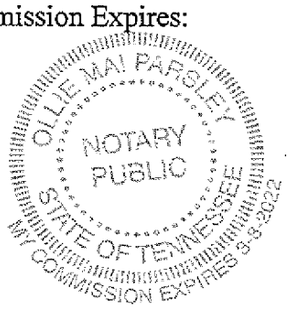
STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee V. Thompson, Jr. and Rebecca P. Thompson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of August, 2021.

Notary Public

My Commission Expires:



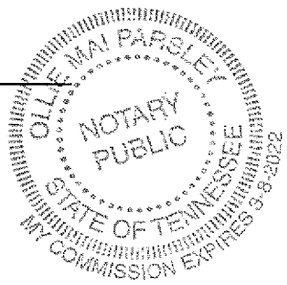
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $335,000.00

Affiant

Sworn to and subscribed before me, this 6th day of August, 2021.

Notary Public



Certification of Recorded Documents

I, Karen Suggs, 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 August 6, 2021.

Karen Suggs

(AFFIANT) – Karen Suggs

08/06/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of August, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY