Karen Johnson Davidson County
Batch# 726225 DEEDWARR
09/29/2021 10:46:31 AM 2 pgs
Fees: $13.00 Taxes: $8,325.00
20210929-0130849

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00.

Gracy Perry
Affiant

Subscribed and sworn to before me, this 28th day of September, 2021.

M. Catherine Clarketers
Notary Public
My Commission Expires: 1-6-25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CATHERINE CLEARWATERS

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas T. Pennington and Kathryn H. Pennington 3808 Whitland Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-09-0-171.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gwyneth J. Neuss, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas T. Pennington and Kathryn H. Pennington, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly ten (10) feet of Lot No. 13 and the westerly sixty (60) feet of Lot No. 14 , in Block D, as shown on the map entitled Plan of Whitland Realty Company's Subdivision, of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of said lots front together with seventy (70) feet on the northwesterly side of Whitland Avenue (formerly Bowling Avenue) and extends back between parallel lines two hundred (200) feet to a dead line on which it measures seventy (70) feet.

Being the same property conveyed to GWYNETH J. NEUSS, by deed from WTKC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110502-0033501 , dated April 29, 2011 , said Register's Office.

Michael N. Neuss joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-09-0-171.00.

Matters shown on the Plan of record in Book 332, page 141, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20100920-0074595, said Register's Office.

This is improved property located at 3808 Whitland Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2021.

Gwyneth J. Neuss by her Attorney-in-Fact

Gwyneth J. Neuss by Shira Kingrey, her Attorney-in-Fact

Michael N. Neuss by Attorney-in-fact

Michael N. Neuss by Shira Kingrey, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Gwyneth J. Neuss and Michael N. Neuss and that she is authorized by Gwyneth J. Neuss and Michael N. Neuss to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of September, 2021.

J Anderson

Notary Public

My Commission Expires: _____

