This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-14098-LM

Karen Johnson Davidson County
Batch# 730205 DEEDWARR
10/05/2021 11:36:13 AM 2 pgs
Fees: $13.00 Taxes: $1,397.86

20211005-0133743

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $377,800.00.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2021

Notary Public
My Commission Expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly L. Caley and Sean D. Caley 7727 Maplecrest Dr. Dallas TX 75254	New owners	181 10 0E 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Trina D. Pennington, married woman, as her sole and separate property**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sean Douglas Caley and Kimberly L. Caley, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs 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. 35 on the Plan of Phase Two, Section Two, High Point, SP Development, of record in Plat at Instrument No. 20140821-0076394, in the Registers 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 Trina D. Pennington, married woman, as her sole and separate property, by Warranty Deed from Steven A. Anderson and Kimberly R. Anderson, husband and wife and Jordan N. Anderson, unmarried, of record in Instrument No. 20190513-0044968, in the Register's Office of Davidson County, Tennessee, dated May 10, 2019 and recorded on May 13, 2019.

This is ☒ improved or ☐ unimproved property located at: **5563 Prada Drive, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 4th day of October, 2021.

GRANTOR:

Trina D. Pennington

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trina D. Pennington, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2021.



Notary Public
My Commission expires: NOV 0 8 2021