Karen Johnson Davidson County
Batch# 735378 DEEDWARR
10/13/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20211013-0137362

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Heather Penney
200 Bermuda Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

WARRANTY DEED

(084-10-0-066)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **EARNEST D. DEAL AND MARTHA A. DEAL, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **HEATHER PENNEY,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 92, on the plan of Donelson Meadows, Section 2, according to plat and survey of same appearing of record in Book 2133, Pages 100 and 101, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description.
>
> BEING the same property conveyed to Earnest D. Deal and wife, Martha A. Deal, by Warranty Deed dated September 9, 1977 from Frank W. Cheatham and wife, Margaret J. Cheatham, and filed September 15, 1977 in Book 5197, Page 66, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 200 Bermuda Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 5th day of October, 2021.

Earnest D. Deal

Martha A. Deal

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earnest D. Deal and Martha A. Deal, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2021.

Notary Public

My Commission Expires: April 19, 2025

(SEAL)

J. KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $384,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of October, 2021.

Notary Public

My commission Expires: April 19, 2025

File No. GTS1-2021-637

J. KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 10/11/2021 (date ~~of document~~).

Affiant Signature

October 11th, 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of October, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025