WARRANTY DEED

Karen Johnson Davidson County
Batch# 768475 DEEDWARR
12/06/2021 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,363.45
20211206-0161394

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/7/23

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Elizabeth Gregory	Same	Map & Parcel 071 04 0 138.00
(NAME)	(NAME)	
133 Donald Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Eric S. Penticoff, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lauren Elizabeth Gregory a single woman, as sole ownership, hereinafter called the Grantees, 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. 16, Section 2, on the Plan of C.L. Morris' Subdivision, of record in Plat Book 2133, Page 56, described as follows:

Beginning at a point on the northerly margin of Donald Street, at the common corner of Lots Nos. 15 and 16; thence in a northerly direction along the line between said two lots, 196.3 feet to a point; thence in an easterly direction 91.8 feet to a point on the westerly margin of Gerald Avenue; thence in a southerly direction along the westerly margin of Gerald Avenue, 177.9 feet to a point; thence running around a curve in a southerly and westerly direction 30.7 feet to a point on the margin of Donald Street; thence in a westerly direction along the northerly margin of Donald Street, 83 feet to the point of beginning.

Being the same property conveyed to Eric S. Penticoff by deed from Ashley N. Roth, unmarried and Eric S. Penticoff, unmarried of record in Book 20160615-0060495, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 2133, Page 56, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 133 Donald Street, Nashville, TN 37207

File No.: 20210691
TN Warranty Deed

(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 November, 2021.

Eric S. Penticoff

STATE OF TENNESSEE

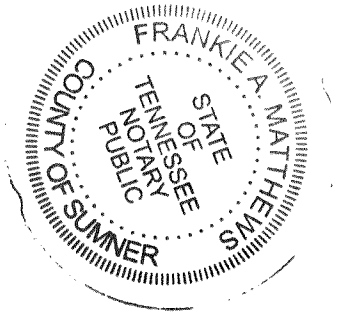
COUNTY OF Robertson

On this 30th day of November, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric S. Penticoff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,



True Copy Certification

I, **Diane March,** 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 this the 1st day of December, 2021.

Affiant Signature
Date 12/01/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

