**BOX 10-A**

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 2021.

Notary Public
My Commission Expires: 03/26/25

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Karen Johnson Davidson County
Batch# 777344 DEEDWARR
12/21/2021 12:14:59 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20211221-0168496

21-0359

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Tyler Pennington | | |
| 931 Glendale Lane | New Owner | 105-09-0-458.00 |
| Nashville, TN 37204 | | |

## WARRANTY DEED

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, we

**WillCam Properties, LLC, a Tennessee limited liability company**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Jay Tyler Pennington, married**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Section Ninety-Five Edgehill Estates, which Plat is of record in Book 4715, Page 177, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.**

**Being the same property conveyed to Willcam Properties, LLC, a Tennessee limited liability company by Warranty Deed from Meredith L. Seeley, an unmarried woman of record in Instrument No. 20190607-0054647 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on June 07, 2019.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **1807 Hillside Avenue, Nashville, TN 37203.**

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 our hands this 17th day of December, 2021.

WillCam Properties, LLC, a Tennessee limited liability company

BY: _____
Michael Petty
Its: Member

By: _____
Kimberly Petty
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kimberly Petty**, the bargainor(s), with whom I am personally acquainted, and who acknowledged herself to be a Member of WillCam Properties, LLC, a Tennessee limited liability company, and that she as such Member, executed the forgoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as such Member.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of December, 2021.

_____
Notary Public- Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Petty**, the bargainor(s), with whom I am personally acquainted, and who acknowledged himself to be a Member of WillCam Properties, LLC, a Tennessee limited liability company, and that he as such Member, executed the forgoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Member.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of December, 2021.

_____
Notary Public-

My Commission Expires: _____

EMILY MCALISTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 1-26-2025