THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211238931** Karen Johnson Davidson County Batch# 793183 DEEDWARR 01/19/2022 11:55:24 AM 2 pgs Fees: $13.00 Taxes: $1,017.50 20220119-0007332	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 18th day of January, 2022. Notary Public My Commission Expires: TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter Penrose	Peter Penrose	Tax Parcel ID No.
6727 Edgemore Dr.	6727 Edgemore Dr.	161-09-0-066.00
College Grove, TN 37046	College Grove, TN 37046	

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,
A & W Properties, GP ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Penrose, married** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The same being Lot No. 14A Zone lot division Lot 14 of Brentwood Meadows, Section I, as record in Book 5200, Page 694 amended for Zone Lot Division in Book 6250, Page 295, Register's Office of Davidson County, Tennessee. Said Lot 14A Fronts 59.4 Feet on the south Margin of Hill Road and runs back 134.2 Feet on the east lot line and runs back 121.4 feet on the west lot line to a line in the rear which measures 61.00 feet thereon.

Being the same property conveyed to A & W Properties, GP by Quitclaim deed from Gabriel A. Aviles and Wife, Tanya L Aviles of record in Instrument No. 20070731-0090469 Register's Office for Davidson County, Tennessee, dated June 23, 2007 and recorded on June 31, 2007.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 694, and Book 6250, Page 295, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6291, Page 292, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 421 Hill Road Nashville TN 37220

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, Grantors have executed this instrument on this 19 day of January, 2022.

A&W Properties, GP

BY: _____
Right Road, LLC, Partner
By Scott D. Whelan, Administrative Member

BY: _____
The Man Upstairs, LLC, Partner
By Gabriel A. Aviles, Member

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Scott D. Whelan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrative Member of Right Road LLC, which is a partner of A&W Properties, GP, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 19 day of January, 2022.

_____
Notary Public
My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Gabriel A. Aviles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrative Member of The Man Upstairs, LLC, which is a partner of A&W Properties, GP, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 19 day of January, 2022.

_____
Notary Public
My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022