RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-6742-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 841442 DEEDWARR
04/19/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20220419-0044516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of Apr, 2022

NOTARY PUBLIC

My commission expires: 8/23/25

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia B. Grannis and David A. Jones 2521 Pennington Bend Rd. #205 Nashville, TN 37214	Same address as new owner	52-14-0A-22.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY EIGHT THOUSAND AND 00/100 Dollars ($338,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHARON L. PARIS-TREADWAY AND ROBERT J. TREADWAY, JR.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CYNTHIA B. GRANNIS AND DAVID A. JONES**, wife and husband, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Pennington Villas, as established by, and shown as, Exhibit A-2 to the Master Deed of record in Instrument #20040811-0097169, as amended in Instrument #20070928-0115984, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert J. Treadway, Jr., and Sharon L. Paris-Treadway, husband and wife, from Patrice Elree Batey Lockhart by Warranty Deed dated July 2, 2015 and recorded July 7, 2015 in Instrument #20150707-0065522, said Register's Office.

This is improved property, known as: 2521 Pennington Bend Road, 205, Nashville, TN 37214

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of April, 2022

GRANTOR(S)

Sharon L. Paris-Treadway

Robert J. Treadway, Jr. by Sharon Treadway, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Sharon L. Paris-Treadway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of April, 2022.

C. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

C. Rogers
Notary Public

CHARITA Rogers
Printed Notary Name
My commission expires: 11/18/2024

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Sharon L. Paris-Treadway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Robert J. Treadway, Jr., as their attorney-in-fact, and that she executed the same for the purposes therein contained, as the free act and deed of Robert J. Treadway, Jr., pursuant to a Durable Power of Attorney of record in the office of the Register of Deeds of Davidson County, Tennessee, at Instrument No. 20161019-0110566.

WITNESS my hand and seal, this the 1st day of April, 2022.

C. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

C. Rogers
Notary Public

CHARITA Rogers
Printed Notary Name

My commission expires: 11/18/24

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/1/22 (date of document).

Frank Roberts

4/1/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1st day of April, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

