Karen Johnson Davidson County
Batch# 861517 DEEDWARR
05/24/2022 10:35:58 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220524-0060030

WARRANTY DEED

HANNAH HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00 Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2022.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05-20-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Double Pennington LLC 1809 Neal Terrace Nashville TN 37203	FirstBank 318 Seaboard Lane Franklin, Tennessee 37067	GROUP 15 0 PARCEL 035.00

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,

Sharon D. Crockett and husband Nathaniel E. Armstrong

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Double Pennington, LLC, a Tennessee Limited Liability Company

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:

Being Lot No. 5 on the Plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Sharon D. Crockett and Nathaniel E. Armstrong, Husband and Wife, and Clara D. Page and George C. Page, Husband and Wife, by Warranty Deed from Cumberland Properties, LLC, dated July 25, 2006 and filed of record July 28, 2006 in Instrument No. 20060728-0091730, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Sharon D. Crockett and husband, Nathaniel E. Armstrong, dated August 6, 2008 and filed of record August 20, 2008 in Instrument No. 20080820-0085516, said Register's Office.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2607 Pennington Avenue, Nashville, Tennessee 37216.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 25th day of April, 2022.

Sharon D. Crockett

Sharon D. Crockett

Nathaniel E. Armstrong

Nathaniel E. Armstrong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sharon D. Crockett and Nathaniel E. Armstrong, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2022.

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jacqueline G Brown

NOTARY PUBLIC

My Commission Expires: 11/3/25

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027