Karen Johnson Davidson County
Batch# 861588 DEEDWARR
05/24/2022 11:32:09 AM 2 pgs
Fees: $13.00 Taxes: $2,048.76
20220524-0060118

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Pennington Dye fka Jessica Pennington and Andrew Dye, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **CCF, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8, together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, Page 532, amended in Book 6912, Page 163, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Jessica Pennington, unmarried, by deed dated 03/21/2006, and recorded 03/23/2006, from Lisa M. Sailer, unmarried n/k/a Lisa M. Schwie and husband, Michael Joseph Schwie, of record in Instrument Number 20060323-0033219, Register's Office for Davidson County, Tennessee. Jessica Pennington (now known as Jessica Pennington Dye) is married to Andrew Dye. Andrew Dye joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3465 Golf Club Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
CCF, LLC
562 Natchez Bend Rd.
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
Same as owner

TAX MAP-PARCEL #:
117-07-0F-008.00-CO

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-3465

WITNESS THE EXECUTION HEREOF this 20th day of May, 2022.

Jessica Pennington Dye

Andrew Dye

State of Tennessee)
County of Davidson)

On this 20th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica Pennington Dye and Andrew Dye, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 553,718.00.**

Affiant

Sworn and subscribed before me on this the 20th day of May, 2022.

Notary Public

My Commission Expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-3465