Karen Johnson Davidson County
Batch# 869001 DEEDWARR
06/09/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,708.40
20220609-0065817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$732,000.00** (Seven Hundred Thirty Two Thousand)

Cynthia D. Pennig
AFFIANT

Subscribed to and sworn before me this 23rd day of May, 2022.

Barbara Collins
NOTARY PUBLIC MY COMMISSION EXPIRES: 11-26-2022

(NOTARY SEAL)

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John Cameron Weil 1824 Laurel Ridge Drive Nashville, TN 37215	**SAME AS NEW OWNER**	10303021700

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, I/WE, **CYNTHIA D. PENNIG, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN CAMERON WEIL,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of J.G. Edwards Subdivision, of record in Book 1835, page 17, Register's Office for said County.

Said Lot No. 5 fronts 64.5 feet on the westerly margin of 50th Avenue North and extends back 173.1 feet on the northerly line and 173.15 feet on the southerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Jeffrey E. Pennig and wife, Cynthia D. Pennig by deed from James Martin Jones and wife, Becky Ann Jones f/k/a Becky Ann Williams of record in Book 7533, Page 99, dated April 29, 1988 and recorded on May 3, 1988, Register's Office for Davidson County, Tennessee. Jeffrey E. Pennig having since died November 22, 2018 leaving Cynthia D. Pennig as surviving tenant by the entirety upon his death.

Being also known as 147 50th Avenue North, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **147 50TH AVENUE NORTH** **NASHVILLE, TN 37209**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23rd day of May, 2022

Cynthia D. Pennig

Cynthia D. Pennig

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ DAVIDSON)
Rx

On this 18 day of May, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cynthia D. Pennig** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 18 day of May, 2022.

Barbara Collins

Notary Public

Commission Expires: 11-26-2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

LTSR Number:

GTE File: 2022046468

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/2/2022 (date of document).

Affiant Signature

6/2/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

