Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-22-831

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 871473 DEEDWARR
06/14/2022 02:37:50 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20220614-0067921

Ivey Title, LLC Ref: (DM) Title No.: 62667
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jefferson C. Pennington, III Abra Pennington 831 Crestridge Drive Nashville, TN 37204	new owners

TAX MAP PARCEL NUMBERS: 118100I00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tweed Enterprises, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jefferson C. Pennington, III and Abra L. Pennington, husband and wife,** 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 Davison County, Tennessee being Unit A on the Plan of Homes at 831 & 833 Crestridge as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20191007-0102481, amended in Inst. No. 20200902-0099763, corrected by Scrivener's Affidavit of record in Inst. No. 20201013-0118573, and further amended in Inst. No. 20210301-0025812, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tweed Enterprises, LLC by Warranty Deed from KAS Venture Investments, LLC, a Tennessee limited liability company, dated February 26, 2021 and recorded on March 1. 2021 of record in Inst. No. 20210301-0025813, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in shown on Exhibit "B" to the Declaration of Covenants, Conditions and restrictions of record in Inst. No. 20191007-0102481, amended in Inst. No. 20200902-0099763, corrected by Scrivener's Affidavit of record in Inst. No. 20201013-0118573, and further amended in Inst. No. 20210301-0025812, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20191007-0102481, amended in Inst. No. 20200902-0099763, corrected by Scrivener's Affidavit of record in Inst. No. 20201013-0118573, and further amended in Inst. No. 20210301-0025812, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 831 Crestridge Drive, Nashville, TN 37204

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2022

Tweed Enterprises, LLC
By:

Johnny A. Tweed, III, Chief Manager

State of Tennessee

County of Greene

Before me, the undersigned, personally appeared, **Johnny A. Tweed, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Chief Manager,** (or other officer authorized to execute this instrument) of **Tweed Enterprises, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Greene County, TN this the 8th day of June, 2022

Notary

My Commission Expires: 1-31-26

STATE OF TENNESSEE NOTARY PUBLIC GREENE COUNTY MY COMMISSION EXPIRES JANUARY 21, 2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2022.

Notary

My Commission Expires:

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024