Karen Johnson Davidson County
Batch# 875189 DEEDWARR
06/22/2022 09:19:30 AM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20220622-0070821

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37058-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2022. Notary Public My Commission Expires:

GERALD C. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2025

WARRANTY DEED

Address New Owner: Thomas T. Pennington, Kathryn H. Pennington, 3701 Whitland Avenue Nashville, TN 37205	**Send Tax Bills To:** New owners 3701 Whitland Ave. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 10409022500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lamar Alexander, Executor of the Estate of Andrew Franklin Alexander, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas T. Pennington and Kathryn H. Pennington, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3701 Whitland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2022.

Lamar Alexander, Executor

Lamar Alexander, Executor of the Estate of Andrew Franklin Alexander, deceased

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lamar Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Andrew Franklin Alexander, deceased, and that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2022.

Charlene McClaran

Notary Public - Charlene McClaran

My Commission Expires: 3/25/25

CHARLENE MCCLARAN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on Myrtlewood Plat of the Bransford Realty Company's Subdivision of part of the S.W. Berger property, as of record in Book 547, Page 106, Register's Office for said County.

Said Lot No. 1 fronts 156 feet on the southerly side of Whitland Avenue and runs back 171 feet on the westerly line and 210 feet on the easterly line with the westerly margin of Craighead Avenue to the northerly line of Lot No. 7, measuring 56 feet thereon.

Being the same property conveyed to Andrew alexander and spouse Caralynn Alexander by deed dated May 5, 2006 from Agnes Laird Foster, unmarried, of record in Instrument No. 20060509-0054422, Register's Office for Davidson County, Tennessee. The said Andrew Alexander and Caralynn Alexander having since divorced. By Quitclaim Deed dated September 27, 2021 of record in Instrument No. 20210929-0131136, Register's Office for Davidson County, Tennessee, Caralynn Alexander conveyed her interest in subject property to Andrew Alexander. Andrew Alexander being one and the same as Andrew Franklin Alexander having since died on December 31, 2021 leaving a Last Will and Testament filed for Probate in Case No. 22P24, Probate Court for Davidson County, Tennessee. Pursuant to said Will, Andrew Franklin Alexander directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Lamar Alexander.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable., which have been prorated and assumed by Grantees. Map and Parcel No. 10409022500.
2. All matters appearing on the Plan of record as Book 547, Page 106, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/14/22

GEORGE E. MUDTER, JR.
Dated 6/14/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/14/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

