Karen Johnson Davidson County
Batch# 885123 DEEDWARR
07/06/2022 02:51:30 PM 5 pgs
Fees: $28.00 Taxes: $832.50
20220706-0078033

AFTER RECORDING RETURN TO:
Title One Agency, Inc.
4618 Dressler Road NW
Canton, OH 44718
File No. DRESS-2022-4471

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 096-06-0-052

WARRANTY DEED

THIS INDENTURE made and entered into on this 20 day of June, 2022, by and between **Beverly F. Marsh, as Administratrix and as sole Heir in law of the Estate of Herman James Dhanse,** residing at 4580 Morgate Circle NW, Canton, OH 44708 hereinafter referred to as Grantor(s) and **Mario M. Pennington,** residing at 2839 Colonial Circle, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TWO HUNDRED TWENTY-FIVE THOUSAND and NO/100 ($225,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Being Lot No. Thirty-seven (37) on the plan of Colonial Village Subdivision, of record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee of which reference is hereby made for a more complete and accurate description.

Property commonly known as: 2841 Colonial Circle, Nashville, TN 37214

Being the same property conveyed to Herman Dhanse, unmarried from Denise Faust, unmarried by Warranty Deed dated March 9, 2007 and recorded on March 12, 2007 as Document Reference 20070312-0030304 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 20th day of June, 2022

Beverly F Marsh, as Sole Heir at Law

Beverly F. Marsh, as Sole Heir at Law

STATE OF Ohio
COUNTY OF Stark

The foregoing instrument was acknowledged before me this 20th day of June, 2022 (date) by Beverly F. Marsh, as Sole Heir at Law.

Witness my hand and seal, at office in Canton, Ohio, this 20th day of June, 2022.

Notary Public
My Commission expires: 5/30/2026

BELINDA A. BRIDGES, NOTARY PUBLIC
COMM. EXP. MAY 30, 2026
STATE OF OHIO

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 20th day of June, 2022

Estate of Herman James Dhanse, deceased

By: Beverly F Marsh
Beverly F. Marsh, Administratrix

STATE OF Ohio
COUNTY OF Stark

The foregoing instrument was acknowledged before me this 20th day of June 2022 (date) by Beverly F. Marsh, as Administratrix of the Estate of Herman James Dhanse, deceased.

Witness my hand and seal, at office in Canton, Ohio, this 20th day of June, 2022.

Notary Public
My Commission expires: 5/30/2026



VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 125,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

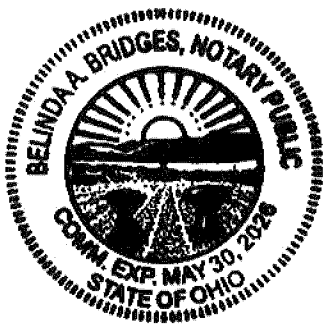
Beverly F Marsh
Affiant

Print Name: Beverly F. Marsh

STATE OF Ohio
COUNTY OF Stark

Sworn to before me this 20th day of June, 2022.

Notary Public
My Commission Expires: 5/30/2026



Name and address for person(s) responsible for taxes:

Mario M. Pennington
2839 Colonial Circle
Nashville, TN 37214

Name and address of property owner:

Mario M. Pennington
2839 Colonial Circle
Nashville, TN 37214

I, Emily Prophet, 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 6.20.22 (date of document).

Affiant Signature

7.6.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

