Karen Johnson Davidson County
Batch# 911669 DEEDWARR
09/01/2022 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,331.63
20220901-0098728

ADDRESS NEW OWNER: Beth Ann McDaniels
Charlie McDaniels
2521 Pennington Bend Rd. Unit 211
Nashville TN 37214

SEND TAX BILL TO: Pinnacle Bank
150 3rd Ave S, Suite 1000
Nashville, TN 37201

MAP-PARCEL NOS. 052140A02500CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Carly C. Slusser, and unmarried woman, and Jacqueline Slusser, and Todd L. Slusser, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Beth Ann McDaniels and Charlie McDaniels, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 25 on the Plan of Pennington Villas Townhomes, a Horizontal Property Regime, as shown on Exhibit "A-2" of the Master Deed establishing the Pennington Villas Townhomes, a Planned Unit Development created under Title 66, Section 27-101, et., seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984 and Plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pennington Villas Townhomes contained in said Master Deed in Instrument No. 20040811-0097169 and amended in Instrument No. 20070928-0115984 and By-Laws appended thereto as Exhibit "B" are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Carly C. Slusser and Jacqueline Slusser and Todd L. Slusser, as Tenants in Common with rights of survivorship, from James Todd Stepp and William Trent Stepp by Warranty Deed recorded on May 28, 2015, in Instrument No. 20150528-0049290, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2521 Pennington Bend Rd., Unit 211, Nashville, TN 37214.

Said property is being conveyed "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.(2) All matters as shown on the Boundary Plat for Pennington Villas of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee.(3) Charter of Pennington Bend Villas Townhome Owners' Association, Inc., of record in Instrument No. 20040811-0097168, Register's Office for Davidson County, Tennessee.(4) Stormwater Detention Agreement of record in Instrument No. 20030929-0143278, Register's Office for Davidson County, Tennessee.(5) Agreement for Dedication of Pedestrian Access Easement of record in Instrument No.20121130-0109843, Register's Office for Davidson County, Tennessee.(6) Master Deed establishing the Horizontal Property Regime of Pennington Villas Townhomes, a Horizontal Property Regime, of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee.(7) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Pennington Villas Townhomes, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(8) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.(9) Plan of Milton Baker Subdivision of record in Book 6050, Page 219, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of August 2022.

X Carly C Slusser by Jacqueline Slusser, Attorney in Fact: AND
Carly C. Slusser by Jacqueline Slusser, Attorney in Fact

X Jacqueline Slusser
Jacqueline Slusser

X Todd L. Slusser by Jacqueline Slusser, Attorney in Fact
Todd L. Slusser by Jacqueline Slusser, Attorney in Fact

STATE OF Alabama
COUNTY OF Baldwin

JACQUELINE SLUSSER BD

On this 30th day of August 2022, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ~~Cathy Maria Swiercz~~, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Carly C. Slusser, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. 202209010098727 in said Register's Office.

Witness my hand and official seal at office, this 30th day of August 2022.

BRIAN DORGAN My Commission Expires NOTARY PUBLIC 10-01-2024 ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: 10/01/2024

Notary

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jacqueline Slusser,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of August 2022.

BRIAN DORGAN My Commission Expires NOTARY PUBLIC 10-01-2024 ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: 10/01/2024

STATE OF T Alabama
COUNTY OF Baldwin

On this 30th day of August 2022, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jacqueline Slusser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Todd L. Slusser, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. 202209010098726 in said Register's Office.

Witness my hand and official seal at office, this 30th day of August 2022.

BRIAN DORGAN My Commission Expires NOTARY PUBLIC 10-01-2024 ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: 10/01/2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $359,900.00.

X Beth Ann McDaniels
Affiant

Subscribed and sworn before me this 30th day of August 2022.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2208-167

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 August 30th, 2022 (date of document).

Cindy S. Smith, Affiant

8/31/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 30th day of August, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026