THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741947** Karen Johnson Davidson County Batch# 917432 DEEDWARR 09/16/2022 08:14:30 AM 3 pgs Fees: $18.00 Taxes: $1,036.00 20220916-0103224	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00 Affiant Subscribed and sworn to before me, this 8th day of September, 2022. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner: Brandon Folks and Jillya Folks 5600 Country Drive, Unit 137 Nashville TN 37211	Send Tax Bills To: New Owner 5600 Country Drive, Unit 137 Nashville, TN 37211	Tax Information: Tax Parcel ID No. 162-09-0B-051.00 CO

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, **Leecia Penrod, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Folks and Jillya Folks, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium apartment in Davidson County, Tennessee, being Town House No. 137 in the Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley, Phase 3, as of record in Book 5200, Page 131, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and accurate legal description.

Being the same property conveyed to LEECIA PENROD, by deed from JANE MOORE, EXECUTRIX OF THE ESTATE OF MARJORIE MAXINE CLARK, of record in Instrument No. 20170703-0066887 , dated June 30, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 162-09-0B-051.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 131, amended in Book 4890, page 372, said Register's Office.

Master Deed and By-Laws of record in Book 4521, page 574, Book 4918, page 116, Book 4958, p age 346 and Book 5001, page 394, said Register's Office.

Amended and Restated By-Laws of record in Book 8797, page 918, said Register's Office.

Easement(s) of record in Book 4842, page 979 , Book 5606, page 663, and Book 7497, page 740, said Register's Office.

Easement as contained in deed of record in Book 3372, page 430, said Register's Office.

This is improved property located at 5600 Country Drive, Unit 137 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of September, 2022.

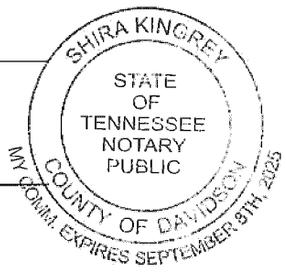
Leecia Penrod

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leecia Penrod, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2022.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 9/8/22.

Date

Affiant Signature

9/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of September, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON