(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 940445 DEEDWARR
11/14/2022 09:27:46 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20221114-0120946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF NOVEMBER, 2022.

KELVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires 10/2/23

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Renee Chandler and Robert Gregory Chandler, Benjamin Chandler and Halie Chandler, and Warren Anderson and Jill Anderson	NEW OWNER	
(NAME) 4929 Danby Drive	(NAME)	147 05 0 194.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. KELVIN PENNINGTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH RENEE CHANDLER AND ROBERT GREGORY CHANDLER, WIFE AND HUSBAND, AND BENJAMIN CHANDLER AND HALIE CHANDLER, HUSBAND AND WIFE, AND WARREN ANDERSON AND JILL ANDERSON, HUSBAND AND WIFE, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4931 Danby Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOX 10-A

Witness my hand this 9th day of November, 2022.

J. KELVIN PENNINGTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 9th day of November, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

EXHIBIT "A"

Being Lot No. 40 on the Plan Of Section One, Caldwell Country Estates of record in Book 2663, Pages 68 and 69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made a more complete and accurate legal description.

Being the same property conveyed to J. Kelvin Pennington, married, by Quitclaim Deed from Rhonda S. Pennington, of record in Instrument No. 20221104-0119051, in the Register's Office of Davidson County, Tennessee, dated November 3, 2022 and recorded on November 4, 2022.

Being the same property conveyed to J. Kelvin Pennington and wife, Rhonda S. Pennington, by Quitclaim Deed from Hannah Rose Shong and husband, Nicholas A. Shong, of record in Instrument No. 20130524-0053125, in the Register's Office of Davidson County, Tennessee, dated May 15, 2013 and recorded on May 24, 2013.

Being the same property conveyed to Hannah Rose Shong and husband Nicholas A. Shong, undivided interest (27%), by Quitclaim Deed from J. Kelvin Pennington and wife, Rhonda S. Pennnington, of record in Instrument No. 20121227-0119438, in the Register's Office of Davidson County, Tennessee, dated December 27, 2012 and recorded on December 27, 2012.

Being the same property conveyed to Nicholas A. Shong, undivided interest (13.5%) by Quitclaim Deed from J. Kelvin Pennington and wife Rhonda S. Pennington, of record in Instrument No. 20111230-0102357, in the Register's Office of Davidson County, Tennessee, dated December 30, 2011 and recorded on December 30, 2011.

Being the same property conveyed to Hannah Rose Shong and husband Nicholas A. Shong, by Quitclaim Deed from J. Kelvin Pennington and wife Rhonda S. Pennington, of record in Instrument No. 20111230-0102356, in the Register's Office of Davidson County, Tennessee, dated January 3, 2012 and recorded on December 30, 2011.

Being the same property conveyed to Hannah Rose Pennington, undivided interest (13.5%), by Quitclaim Deed from J. Kelvin Pennington and wife Rhonda S. Pennington, of record in Instrument No. 20110118-0004628, in the Register's Office of Davidson County, Tennessee, dated January 03, 2011 and recorded on January 18, 2011.

Being the same property conveyed to Hannah Rose Pennington, undivided interest (13.5%), by Quitclaim Deed from J. Kelvin Pennington and wife Rhonda S. Pennington, of record in Instrument No. 20101230-0103982, in the Register's Office of Davidson County, Tennessee, dated December 29, 2010 and recorded on December 30, 2010.

Being the same property conveyed to Hannah Rose Pennington, undivided interest (13.5%), by Quitclaim Deed from J. Kelvin Pennington and wife Rhonda S. Pennington, of record in Instrument No. 20090123-0005884, in the Register's Office of Davidson County, Tennessee, dated January 02, 2009 and recorded on January 23, 2009.

Being the same property conveyed to Hannah Rose Pennington, undivided interest (13.5%), by Quitclaim Deed from J. Kelvin Pennington and wife Rhonda S. Pennington, of record in Instrument No. 20081231-0124103, in the Register's Office of Davidson County, Tennessee, dated December 31, 2008 and recorded on December 31, 2008.

Being the same property conveyed to J. Kelvin Pennington and wife Rhonda S. Pennington, by Warranty Deed from Robert Edward Thompson and wife, Sheryl R. Thompson, of record in Book 6867, Page 626, in the Register's Office of Davidson County, Tennessee, dated May 21, 1986 and recorded on May 27, 1986.