BOX 10-A

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF Dec, 2022.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. KELVIN PENNINGTON	**SAME**	**147-15-0-067.00**
(NAME)	(NAME)	
629 POST OAK CIRCLE		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 948203 **DEEDWARR**
12/06/2022 10:29:52 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20221206-0127115

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GARY C. DUKE, UNMARRIED, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF ORAH ELIZABETH DUKE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. KELVIN PENNINGTON, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30, on the Map of Whispering Hills Subdivision, Section 4, of record in Plat Book 2900, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to H. C. DUKE, also known as HOWARD CLIFTON DUKE, by deed from MARY ELAINE DENNY, AN UNMARRIED PERSON, of record in Book 6254, page 463, dated March 16, 1984, said Register's Office. H. C. DUKE conveyed his interest in said property to ORAH ELIZABETH DUKE by quitclaim deed of record in Book 6696, Page 44, dated September 16, 1985. ORAH ELIZABETH DUKE died January 28, 2020, leaving GARY C. DUKE, DANNY HOWARD DUKE A/K/A DANNY H. DUKE, RONNY D. DUKE A/K/A RONNIE DALE DUKE, LISA JULIANNE DUKE A/K/A LISA J. DUKE AND PATSY DUKE as her only heirs-at-law. PATSY DUKE predeceased her mother in 2002, leaving LACEY MORAN FRITH as her only heir-at-law. DANNY HOWARD DUKE predeceased his mother on or about August 9, 2016, leaving ANTHONY DUKE as his only heir-at-law.

For further reference see Affidavit of Heirship as to the Heirs at Law of Orah Elizabeth Duke, Danny H. Duke, and Patsy Duke of record in Instrument No. 20221206-0127114, said Register's Office. ANTHONY DUKE has conveyed his interest in said property to GARY C. DUKE by quitclaim deed of record in Instrument No. 20210623-0084657, dated June 19, 2021, said Register's Office.

Pursuant to the Order Concerning Real Estate Contract filed with the partition action in the Chancery Court for Davidson County, Tennessee, under Docket No. 22-0795-IV, GARY C. DUKE has been authorized to sell and convey said property.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2900, page 22; Restrictive Covenants of record in Book 2900, page 75; Sanitary Sewer Easement of record in Book 6112, page 102; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5045 CHERRYWOOD DRIVE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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.

Witness my hand this 2nd day of Dec, 2022.

GARY C. DUKE

Executor

GARY C. DUKE
Executor of the Estate of Orah Elizabeth Duke

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 **Gary C. Duke,** 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 at office this 2nd day of Dec, 2022.

My Commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Gary C. Duke with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of The Estate of Orah Elizabeth Duke and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal at office this 2nd day of Dec, 2022.

My Commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public