Karen Johnson Davidson County
Batch# 952757 DEEDWARR
12/19/2022 09:10:41 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20221219-0130598

BOX #14

G#36426-2

WARRANTY DEED

MIKE BOYD
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 $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2022-0713

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael J. Munroe, Susan F. Monroe, & John M. Munroe	Michael J. Munroe & Susan F. Monroe	
(NAME)	(NAME)	
910 Strouse Avenue	18 Holten Street	07213020400
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Danvers MA 01923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($419,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RODNEY C. PENDLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. MUNROE AND SUSAN F. MONROE, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST (THE "ENTIRETY INTEREST"), AND JOHN M. MUNROE, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST"), THE SAID ENTIRETY INTEREST AND INDIVIDUAL INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled the Map of Springdale Subdivision, of record in Book 974, page 18, 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 RODNEY C. PENDLEY, by deed from KEVIN N. COFFEY AND WIFE, SHIRLEY L. COFFEY, of record in Book 9853, page 305, dated November 2, 1995, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 910 Strouse Avenue, Nashville, TN 37206
(House No.) (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.

Witness our hands this 16th day of December, 2022.

Rodney C. Pendley

Rodney C. Pendley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of December, 2022, before me personally appeared Rodney C. Pendley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County