Karen Johnson Davidson County
Batch# 966037 DEEDWARR
01/31/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230131-0007174

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 05-21-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-05364

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristen Pennington 7010 Bonnavent Dr Hermitage, TN 37076	CoreLogic Tax Services PO Box 9218 Coppell TX 75019-9236	074-08-0-098.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carol A. Christensen, a single woman,** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristen Pennington, an unmarried woman**, hereinafter called the Grantees, their successors 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 No. 762 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd A. Christensen and wife, Carol A. Christensen by Warranty deed from Donald E. Roe, Jr. and wife, Celia Dallene Roe of record in Book 10456, page 884, Register's Office for Davidson County, Tennessee, dated May 15, 1997 and recorded on May 16, 1997. (Value or consideration shown in aforementioned deed $78,500.00.).

Being the same property conveyed to Carol A. Christensen by Quitclaim deed from Todd A. Christensen of record in Instrument No. 20180427-0039612, Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on April 27, 2018. (Value of consideration shown in aforementioned deed $0.00.).

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

This property is improved property known as: 7010 Bonnavent Dr, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 31st day of January, 2023

Carol A. Christensen

Carol A. Christensen

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 Carol A. Christensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 30th day of January, 2023.

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 06.14.25

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 1/30/2023 (date of document).

Affiant Signature

1/31/2023
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 31 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

