BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 977103 DEEDWARR
03/06/2023 09:46:43 AM 2 pgs
Fees: $13.00 Taxes: $1,861.10
20230306-0015686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Jeffrey L. Hammond	NEW OWNER	
(NAME)	(NAME)	133-14-0-084.00
5248 Franklin Pike Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **TYLER PENNINGTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY L. HAMMOND, MARRIED,** 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 No. 1 on the Resubdivision/Partition of Lot 15, Plan of Elysian Park of record in Instrument No. 20130418-0038473, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelvin Pennington, married, by Warranty Deed from John Michael Snider, married, of record in Instrument No. 20130129-0009135, Register's Office for Davidson County, Tennessee, dated January 23, 2013 and recorded on January 29, 2013.

Being the same property conveyed to Tyler Pennington, married, by Quit Claim Deed from Kelvin Pennington, married, of record in Instrument No. 20140730-0067703, Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on July 30, 2014 and correction recorded on March 18, 2015 in Instrument No. 20150318-0023237.

Being the same property conveyed to F150, LLC, a Tennessee limited liability company, by Quit Claim Deed from Tyler Pennington, of record in Instrument No. 20150713-0067690, Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 13, 2015.

Being the same property conveyed to Tyler Pennington, married, by Quitclaim Deed from F150, LLC, a Tennessee limited Liability company, of record in Instrument No. 20180910-0089351, Register's Office for Davidson County, Tennessee, dated September 05, 2018 and recorded on September 10, 2018.

The Grantor's spouse does not join in this conveyance, as this was not their primary residence.

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 4832 Corning 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.

Witness my hand this 3rd day of March, 2023

TYLER 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 Tyler 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 3rd day of March, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public