Name and Address of New Owner:
Qing Ling
1995 Upland Drive
Nashville, TN 37216

Send Tax Bills To:
Qing Ling
1995 Upland Drive
Nashville, TN 37216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 073-09-0-156

Karen Johnson Davidson County
Batch# 1019489 **DEEDWARR**
06/27/2023 02 00 40 PM 4 pgs
Fees $23 00 Taxes $1,887 00

20230627-0048871

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Roy Pennington, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Qing Ling, single,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 378 ON THE PLAN OF BURCHWOOD GARDENS, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 378 FRONTS 85.86 FEET ON THE NORTH SIDE OF UPLAND DRIVE AND RUNS BACK 145.22 FEET ON THE WEST LINE AND 144.73 FEET ON THE EAST LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 94.56 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROY PENNINGTON BY QUITCLAIM DEED DATED APRIL 30, 2020 FROM CYNTHIA ANN WINDSOR, RECORDED MAY 11, 2020 IN INSTRUMENT NO. 20200511-0048679 IN THE REGISTER'S OFFICE.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-1995

BEING THE SAME PROPERTY CONVEYED TO MARGARET P PENNINGTON, NKA MARGARET ANN PAUL, BY QUITCLAIM DEED FROM ROY THOMAS PENNINGTON, SR., RECORDED ON OCTOBER 2, 1986, OF RECORD IN BOOK 6997, PAGE 828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. The said Margaret P Pennington Having deceased on 09/21/2008, leaving a life estate to her spouse Melvin Paul, and her actual interest to her children, Roy Thomas Pennington and Cynthia Pennington. Melvin Pail deceased on 01/30/2020. Will of Maragret Pennington can be found in Probate case 20P363.

THIS IS IMPROVED PROPERTY KNOWN AS 1995 UPLAND DR., NASHVILLE, TN 37216.

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPLE RESIDENCE OF GRANTOR NOR HIS SPOUSE OR ANY DEPENDENT.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of June, 2023.

_____(SEAL)
Roy Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2023, before me personally appeared Roy Pennington, 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's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2023.

Kathryn McAleer Huey
Notary Signature
My commission expires: Nov. 9, 2023



AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $510,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21st day of June, 2023

Notary Public
My commission expires: 08/03/2025
File No 2023-6063-TS

