WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027822 DEEDWARR
07/18/2023 02 08 40 PM 2 pgs
Fees $13 00 Taxes $4,440 00

20230718-0055242

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

File #23-PA-8145-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jeffrey D. Browning	Same as new owner	
(NAME)	(NAME)	**127 00 0 308 00**
8145 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAIN C. PENZHORN AND LEIGH HEATHER PENZHORN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY D. BROWNING, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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) 1, as shown on the map of Robert A Hendricks Subdivision, of record in Instrument No. 20140625-0055360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Dain C Penzhorn and Leigh Heather Penzhorn, husband and wife, by Warranty Deed from Mark E Moore and Ann Marie Moore, husband and wife, of record in Instrument No. 20181005-0099072, in the Register's Office of Davidson County, Tennessee, dated October 01, 2018 and recorded on October 05, 2018.

This conveyance is subject to
* Taxes for the year 2023 and subsequent years
* Plat of Robert A. Hendricks Subdivision, as recorded in Instrument No. 20140625-0055360, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **8145 Charlotte Pike, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-PR-23-8145

Witness my/our hand(s) this the 14th day of July, 2023

Dain C. Penzhorn

Leigh Heather Penzhorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2023, before me personally appeared Dain C Penzhorn, 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 14th day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2023, before me personally appeared Leigh Heather Penzhorn, 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 14th day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204