Karen Johnson Davidson County
Batch# 1029541 DEEDWARR
07/21/2023 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230721-0056558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

07-NSH23-06206

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shady Elmaraghi, an unmarried man 1807 Hillside Avenue Nashville, TN 37204	New Owner	105 09 0 458.00

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, **Jay Tyler Pennington, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shady Elmaraghi, an unmarried man**, 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. 1, on the Plan of Section Ninety-Five, Edgehill Estates, which Plat is of record in Book 4715, Page 177, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

Being the same property conveyed to Jay Tyler Pennington, married, by Warranty Deed from WillCam Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20211221-0168496, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021, and recorded on December 21, 2021.

Being the same property conveyed to WillCam Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Meredith L. Seeley, an unmarried woman, of record in Instrument No. 20190607-0054647, in the Register's Office of Davidson County, Tennessee, dated May 21, 2019, and recorded on June 07, 2019.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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: 1807 Hillside Avenue, Nashville, TN 37204

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 20th day of July, 2023

Jay Tyler Pennington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jay Tyler Pennington, 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 Brentwood, Tennessee, this 20th day of July, 2023.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7.20.23.

Affiant Signature

7.20.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of July, 2023.

Notary Signature

My Commission Expires: 05/09/2026

