Karen Johnson Davidson County
Batch# 1044112 DEEDWARR
08/29/2023 03:38 46 PM 2 pgs
Fees. $13.00 Taxes $1,269 10
20230829-0067784

THIS INSTRUMENT PREPARED BY.
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number. 2023-08-585
Parcel ID. 081 11 0 189 00

Address New Owner	Send Tax Bills To	Map-Parcel No
Julia Ann Morton 1632 Dr DB Todd Junior Boulevard Nashville, TN 37208	United Wholesale Mortgage, LLC 585 South Boulevard East Pontiac, MI 48341	Map/Parcel 081 11 0 189 00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Seth Penn and Chelsea Penn, husband and wife,** ("Grantor") has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Julia Ann Melton, an unmarried woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1632 Dr DB Todd Junior Boulevard, Nashville, TN 37208 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows

Being part of Lot No 402, in the McGavock Wetmore and others second addition to Nashville called the "Town of McGavock," as described according to a survey by C K McLemore, April, 1974, as follows

Beginning at a stake in the Easterly margin of Eighteenth Avenue North (formerly Salem Street and shown as Line Street on said plat) at a point approximately 50 feet north of the Southwest corner of said lot No 402, and the Northwest corner of lot No 403, in said addition, and running thence in a Northerly direction, with said margin of Eighteenth Avenue North, 52 6 feet to a stake, in the Northwest corner of lot No 402, and the Southwest corner of lot No 401, in said addition, thence in an Easterly direction with the Southerly line of said lot No 401, 185 6 feet more or less to a stake in the Westerly margin of alley, thence in a Southerly direction with the Westerly margin of said alley 50 feet, more or less, to an end post in fence or a point in line with said post, thence in a Westerly direction parallel with the Southerly line of said lot No 402, and the Northerly line of lot No 403 in said addition, 199 75 feet more or less to the point of beginning

Being the same property conveyed to Seth Penn, unmarried, by Warranty Deed from New Level Community Development Corporation, a Tennessee NonProfit Corporation, of record in Instrument No 20170928-0099298, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on September 28, 2017

This conveyance is subject to the Amended and Restated Declaration of Restrictive Covenants dated September 21, 2017, of record at Instrument No 20170927-0098783, Register's Office of Davidson County, Tennessee

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this

28th day of August, 2023

Seth Penn

Chelsea Penn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2023, before me personally appeared Seth Penn and Chelsea Penn, 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 28th day of August, 2023

Notary Signature
My commission expires 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 343,000 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 28 day of August, 2023

Notary Public
My commission expires

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 19, 2024