This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

Subscribed and sworn to before me a notary public, this 14 day of September, 2023.

Notary Public

My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Karen Johnson Davidson County
Batch# 1051904 DEEDWARR
09/20/2023 09:20:54 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20230920-0073807

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
The Ernst Group, LLC 190D Saundersville Rd., Ste. 4001 Hendersonville, TN 37075	Same	117 14 0 070.00

THIS INDENTURE, made and entered into this **15th** day of **September, 2023**, by and between **BRADLEY W. PENNINGTON AND WIFE, JOAN WILSON**, party of the first part, and **THE ERNST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, party of the second part,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Plat Showing Sugar Tree Subdivision, of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 4 fronts 85 feet on the westerly side of Cross Creek Road and runs back 139 feet on the northerly line and 236 feet on the southerly line to a dead line, measuring 128.4 feet thereon.

Being the same property conveyed to ELBERT E. PENNINGTON AND WIFE, BARBARA K. PENNINGTON, by deed from THEO V. CATHEY, SURVIVING WIDOW OF A.B. CATHEY, SR., DECEASED, of record in Book 3611, page 7, dated July 31, 1963, said Register's Office.

BARBARA K. PENNINGTON died on or about July 3, 2006, leaving ELBERT E. PENNINGTON as the surviving tenant by the entirety.

ELBERT E. PENNINGTON died on or about December 8, 2021, leaving BRYAN PENNINGTON, BRAD PENNINGTON AND CHERYL CLARK as his only heirs-at-law. For further reference see Affidavit of Inheritance of record as Instrument No. 20220617-0069465, said Register's Office.

BRYAN PENNINGTON, MARRIED, BRADLEY W. PENNINGTON, MARRIED, AND CHERYL ANN PENNINGTON A/K/A CHERYL A. CLARK, MARRIED, further conveyed said property to BRADLEY W. PENNINGTON AND WIFE, JOAN WILSON, by Quitclaim Deed of record as Instrument No. 20220617-0069466, dated June 16, 2022, said Register's Office.

This conveyance is made subject to all matters of record.

This is improved property known as **3909 CROSS CREEK ROAD, NASHVILLE, TN 37215.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

By: _____
BRADLEY W. PENNINGTON, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **BRADLEY W. PENNINGTON**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 14 day of September, 2023.

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

_____
Notary Public

My commission expires: 11/6/2024

By: _____
JOAN WILSON, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **JOAN WILSON**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 14 day of September, 2023.

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

_____
Notary Public

My commission expires: 11/6/24