Karen Johnson Davidson County
Batch# 1052327 DEEDWARR
09/20/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20230920-0074061

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $357,500.00.

Affiant

Subscribed and sworn to before me this
15th day of September, 2023.

Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2023-270

Address of New Owner:	Send Tax Bills to:	Tax Information:
Roger Gore and Lowell Dewayne Sisco	New Owner	
2521 Pennington Bend Road		052-14-0A-017.00
Nashville, TN, 37214		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sonya M. Hill, a married man and Robyn Hill, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Roger Gore and Lowell Dewayne Sisco, a married couple,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being Unit No. 17 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169 Register's Office for Davidson County, Tennessee together with common elements.

Being the same property conveyed to Sonya M. Hill and wife, Robyn L. Hill by Warranty Deed from Richard Puncochar d/b/a Pennington Partners of record in Instrument No. 20061130-0148023, Register's Office for Davidson, Tennessee, dated November 28, 2006 and recorded on November 30, 2006.

Laura Hill, spouse of Sonya M. Hill, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2521 Pennington Bend Road, Unit 122, Nashville, TN 37214.**

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 14th day of September, 2023.

Laura Hill

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee, this 14th day of September, 2023.

Notary Public
My Commission Expires: 08-13-2025

PATTI D. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Witness our hands this 15th day of September, 2023.

Sonya M. Hill

Robyn Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sonya M. Hill and Robyn Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian 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 9/14/23.

D. Shayne Adair

9/20/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026