THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945871** Karen Johnson Davidson County Batch# 1063451 DEEDWARR 10/20/2023 02:07:30 PM 3 pgs Fees: $18.00 Taxes: $9,250.00 20231020-0082543	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 2,500,000.00 Affiant Subscribed and sworn to before me, this 18th day of October, 2023. Notary Public My Commission Expires:

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-19-2023

WARRANTY DEED

Address New Owner: Lyle Tenpenny and Virginia Tenpenny 1503 Elmwood Avenue Nashville TN 37212	Send Tax Bills To: Legacy Home Loans, LLC Dba Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 105 13 0 116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie Cheek, Trustee of The Elmwood Trust, dated June 22, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lyle Tenpenny and Virginia Tenpenny, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half (1/2) Lot No. 77 on the Plan of Belmont Land Co's Plan Showing Sub of 10 Acres and Resub of Lots 1-6 & 20-25, as shown on plat of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee. Said Part of Lot No. 77 fronts 50 feet on the Southerly margin of Elmwood Avenue, and extends back parallel lines 188 feet to the Northerly margin of 23 foot alley.

Being the same property conveyed to Jamie Cheek, Trustee of The Elmwood Trust, dated June 22, 2020, by Quit Claim Deed from Adrien Good, Trustee of The Elmwood Trust, dated June 22, 2020, of record in Instrument No. 20210603-0074914, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on June 03, 2021.

Being the same property conveyed to Adrien Good, Trustee of The Elmwood Trust, dated June 22, 2020, by Warranty Deed from Jeffrey P. Zwerner and Barbara M. Zwerner, husband and wife, of record in Instrument No. 20200721-0079914, in the Register's Office of Davidson County, Tennessee, dated July 15, 2020 and recorded on July 21, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co's Plan Showing Sub of 10 Acres and Resub of Lots 1-6 & 20-25, as recorded in Plat Book 421, Page(s) 34.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1503 Elmwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2023.

The Elmwood Trust, dated June 22, 2020

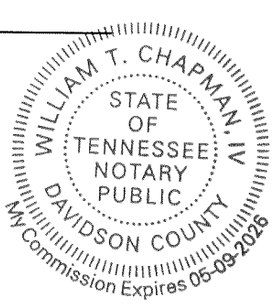
By: Jamie Cheek, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Cheek, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Elmwood Trust, dated June 22, 2020 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 18th day of October, 2023.

Notary Public



True Copy Certification

I, **Pam Autry,** 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 this the 18th day of October, 2023.

Affiant Signature

Date 10/18/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

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