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

Karen Johnson Davidson County
Batch# 1149541 DEEDWARR
06/20/2024 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20240620-0046518

State of Tennessee
County of Davidson

The actual **consideration** or **value**, whichever is greater, for this transfer is $1,975,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 20 day of June, 2024.

Notary Public

My commission expires: 11/4/21

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

**WARRANTY DEED**

| Name & Address of New Owner: | Send Tax Bills To: | **Map/Parcel #:** |
|---|---|---|
| JOSEPH L PARHAM and<br>ROBERT J CUMMINS<br>520 Skyview Drive<br>Nashville, TN 37206 | Same | 083-11-0-042.00 |

**THIS INDENTURE**, made and entered into this 20th **th** day of **June, 2024**, by and between **WILLIAM JUSTIN PENDLEY AND COURTNEY F. PENDLEY, HUSBAND AND WIFE**, Grantors, and **JOSEPH L PARHAM, A SINGLE MAN, AND ROBERT J CUMMINS, A SINGLE MAN**, as Grantees,

**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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 82, as shown on the map entitled Rolling Acres, of record in Plat Book 1130, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM JUSTIN PENDLEY AND COURTNEY F. PENDLEY, HUSBAND AND WIFE, by deed from CAROLYN EWING AND HUSBAND TYRONE EWING, of record in Instrument No. 20160331-0030568, dated March 29, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) and and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 520 Skyview Drive, Nashville, TN 37206.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the said Grantee, his heirs, successors and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee 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 unless otherwise herein set out the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "Grantor" or "Grantee" as used herein shall mean "Grantors" or "Grantees" 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 Grantor the day and year first above written.

WILLIAM JUSTIN PENDLEY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared WILLIAM JUSTIN PENDLEY to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20 day of **June, 2024**.

Notary Public

My commission expires: ~~11/20~~ 11/6/24

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

COURTNEY F. PENDLEY

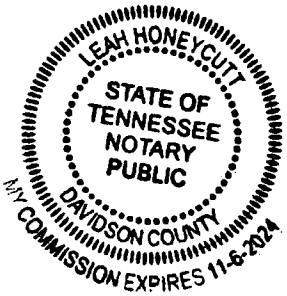
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared COURTNEY F. PENDLEY to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22 day of **June, 2024**.

Notary Public

My commission expires: 11/6/24



## Certificate of Authenticity

I, Mark W. Honeycutt II, 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 6/20/2024.

Date

**Affiant** Signature

6/20/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2024.

**Notary's Signature**

My Commission Expires: 11/6/24

Date

Notary's Seal (if on paper)

