WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153718 DEEDWARR
07/02/2024 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20240702-0049857

File No. BC-24-360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homeward Custom Homes, LLC	New Owner	
(NAME) 1425 Pennock Avenue	(NAME)	071-11-0-231.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **KONNETTA SIMONS ALEXANDER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOMEWARD CUSTOM HOMES, LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 202, 203, 204, in the plat of Highland Land Company Subdivision of record in Book 421, page 14, Register's Office for said County.

Said Lot fronts 25 feet each on the easterly margin of Pennock Avenue and runs between parallel lines 175 feet to an alley.

Being a portion of the same property conveyed to Norman G. Simons and wife, AnnaBelle Simons by Warranty deed from Billy G. Gregory and wife, Estelle A. Gregory of record in Book 6071, page 556, Register's Office for Davidson County, Tennessee, dated June 06, 1983 and recorded on June 08, 1983.

Being a portion of the same property conveyed to Barbara Vanlier Trustee by Quitclaim Deed from Norman G. Simons and wife, Annabelle Simons of record in Book 10843, page 734, Register's Office for Davidson County, Tennessee, dated March 18, 1998 and recorded on March 18, 1998 and within the same deed the said Barbara Vanlier, Trustee conveyed his interest in the subject property to Norman G. Simons and wife AnnaBelle Simons, Konnetta Simons Alexander, and Veronica Simons Liechti, as joint tenants with right of survivorship

Being a portion of the same property conveyed to Konnetta Simons Alexander by Quitclaim Deed from Veronica Simons Liechti of record in Instrument No. 20211228-0170201 Register's Office for Davidson County, Tennessee, dated December 07, 2021 and recorded on December 28, 2021.

This is property more commonly known as 1425 Pennock Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for 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 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/our hand this 27th day of June, 2024.

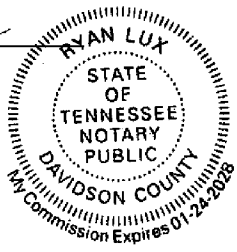
Konnetta Simons Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2024, before me personally appeared Konnetta Simons Alexander, 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 27th day of June, 2024.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 27, 24 (date of document).

Jennifer L. Pennell

July 1, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

