Karen Johnson Davidson County
Batch# 1163364 DEEDWARR
07/29/2024 12:07:30 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20240729-0057011

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 8/31/2026
File No. G24-21478

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Mason Smith (NAME)	United Wholesale Lender (NAME)	108-8-20
3101 Lumberjack Rd (STREET ADDRESS)	585 South Blvd E (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Matthew Pennings and Jessica Goergen, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Mason Smith, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 178 on the Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 206, and Lots 238 thru 240, Section Two, Larchwood, of record in Plat Book 5200, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Pennings and Jessica Goergen, husband and wife by Deed dated October 26, 2022 from Mark Bailey and Michael Pardi, married, as joint tenants with right of survivorship, recorded October 28, 2022, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3101 Lumberjack Rd, 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. Whenever 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(s) this ~~26th~~ 23rd day of July, 2024.

Matthew Pennings

Jessica Goergen

STATE OF Florida
COUNTY OF LAKE

On this 23rd day of July, 2024, before me personally appeared Matthew Pennings and Jessica Goergen, 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 23rd day of July, 2024.

Notary Signature
My commission expires: 08/10/2025

NOTARY PUBLIC STATE OF FLORIDA

Brian Tortorelli
Comm.: HH 156938
My Commission Expires:
Aug. 10, 2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Andy Maloney, 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 **7/23/2024** (date of document).

Affiant Signature
Date **7/23/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **23** day of **July**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY