Return to: 24-T155
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **226,500.00**.
Karen Johnson Davidson County Batch # 1182371 **DEEDWARR** 09/17/2024 09:32:37 AM 2 pgs Fees: $13.00 Taxes: $838.05 20240917-0071785	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/12/2024** Notary Public MY COMMISSION EXPIRES: 1/23/26 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE
LLC
ESTABLISHED 2008

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4933

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Pennington	**Joshua Pennington**	**136-10-0B-041.00**
206 Seneca Forest Court Nashville, TN 37217	**206 Seneca Forest Court Nashville, TN 37217**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rocket Sunshine Holdings, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Pennington, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 55, Unit No. 55-A on the Condominium Site Plan Lots 15-20, 41-56, Section Four, Priest Lake Forest of record in Book 5200, Page 574, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rocket Sunshine Holdings, LLC by Deed dated March 29, 2024, from Margaret A. Lee-Wilson, unmarried, recorded April 11, 2024, in Instrument Number 20240411-0025742, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **206 Seneca Forest Court, Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **September, 2024**.

Rocket Sunshine Holdings, LLC, a Limited Liability Company

By: Emily Jan Beecroft
Emily Jan Beecroft, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Emily Jan Beecroft, whom I am personally acquainted and who upon her oath acknowledged herself to be the Sole Member and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Rocket Sunshine Holdings, LLC, a Limited Liability Company.

WITNESS my hand and official seal this on this the **12th** day of **September, 2024**.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY