WARRANTY DEED

Karen Johnson Davidson County
Batch# 1243990 DEEDWARR
03/06/2025 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20250306-0016972

W-C-25-4306

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~3rd~~ DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Owen James Penn and Haley Nicole Penn	New Owner	
(NAME)	(NAME)	**061-06-0-043.00**
4306 Saunders Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TBKID, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HALEY NICOLE PENN AND OWEN JAMES PENN, WIFE AND HUSBAND** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 136 on the Plan of Section One, Gra-Mar Acres of record in Plat Book 2133, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 136 fronts 110 feet on the Easterly side of Saunders Avenue and runs back between lines, 259.4 feet on the Northerly and 277.9 feet on the Southerly line, to a dead line, measuring 62 feet thereon.

Being the same property conveyed to TBKID, LLC, a Tennessee limited liability company by Warranty Deed from Imogene Pearsall, a widow of record in Instrument No. 20240503-0032730, Register's Office for Davidson County, Tennessee, dated April 04, 2024, and recorded on May 03, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record In Plat Book 2133, Page 27, Registers Office for Davidson County, Tennessee.
- Restrictions of record in Book 2134, Page 54, amended in Book 2439, page 65, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) Is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictions of record in Book 1788, Page 143, Book 2198, page 3 and Book 2299, page 551, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Water Main of record in Book 2488, Page 343, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4131, Page 841, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers andlor Storm Drainage of record In Book 5002, Page 177, In the Registers Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2333, Page 254, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5980, Page 43, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4306 Saunders Avenue, Nashville, Tennessee 37216**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this the 3rd DAY OF MARCH, 2025.

TBKID, LLC

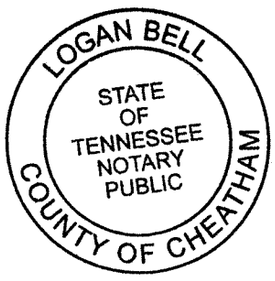
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TBKID, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of March, 2025.

Notary Public
My Commission Expires: 6-5-2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Mark Bleedorn, 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 3/3/25.

Date

Affiant Signature

3/3/25

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 3rd day of March, 2025.

Jennifer Russell

Notary's Signature

My Commission Expires: 01/30/29

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY