WARRANTY DEED

File #25-151

Karen Johnson
Batch # 1251632
03/25/2025 10 58 29 AM
Fees $13 00 Taxes $1,820 40

Davidson County
DEEDWARR
2 pgs

20250325-0022212

Prepared by
Record and Return to
Chapman and Nolan
10 Burton Hills Blvd
Nashville, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kristoffer William Schnepf and Kailee Sarah Schnepf	NEW OWNER	147-15-0L-002 00-CORES
(NAME)	(NAME)	
5045 Cherrywood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Colin Pennington and Lacie Pennington, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristoffer William Schnepf and Kailee Sarah Schnepf, married to each other,** 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 Unit B, on the Plan of Homes at 5043 and 5045 Cherrywood Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5043 and 5045 Cherrywood Drive a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230203-0008031, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5043 and 5045 Cherrywood Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230203-0008031, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Colin Pennington and Lacie Pennington, husband and wife by Warranty Deed from J. Kelvin Pennington of record in Instrument No 20240701-0049209 Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 5045 Cherrywood Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal 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 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 21st day of March, 2025

Colin Pennington

Lacie Pennington

STATE OF NEW YORK
COUNTY OF New York

On this 19th day of March, 2025, before me personally appeared Colin Pennington, 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 19th day of March, 2025.

Notary Signature
My commission expires: 9/20/28

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO0029063
Qualified in New York County
My Commission Expires Sep 20, 2028

STATE OF NEW YORK
COUNTY OF New York

On this 19th day of March, 2025, before me personally appeared Pennington, 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 19th day of March, 2025

Notary Signature
My commission expires: 9/20/28

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO 01GO0029063
Qualified in New York County
My Commission Expires Sep 20, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027