WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 10-S1646-mc

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 1263445 DEEDWARR
04/23/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250423-0031209

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

04-NSH25-09262

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Joseph Allen 2521 Pennington Bend Road, Unit 104 Nashville, TN 37214	Old National Bank 101 Northwest Fourth Evansville IN 47708	052-14-0A-040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan E. Bailey, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Joseph Allen, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 40 on the Plan of Pennington Villas Townhomes of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, and established by Master Deed of record in Instrument No. 20040811-0097169, Register's Office for Davidson County.

Being the same property conveyed to Bryan E. Bailey, an unmarried person, by Warranty Deed from Richard Puncochar dba Pennington Partners of record as Instrument No. 20050825-0101515 in the Register's Office for Davidson County, Tennessee, dated August 18, 2005 and recorded on August 25, 2005.

Parcel No.: 052-14-0A-040.00
Being also known as 2521 Pennington Bend Road, Unit 104, Nashville, TN 37214

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2521 Pennington Bend Road, Unit 104, 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, successors and assigns, forever. Grantors covenant

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of April, 2025

Bryan E. Bailey

STATE OF North Carolina

COUNTY OF Cleveland

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bryan E. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Cleveland County, North Carolina, this 21st day of April, 2025.

Notary Public

My Commission Expires: 08-04-2026

SHAMEEKA M PEARSON
Notary Public - North Carolina
Gaston County
My Commission Expires Aug 4, 2026

Tennessee Certification of Electronic Document

I, Emma Howard, 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 04/21/2025 (date of document).

Affiant Signature

04/21/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of April, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL