Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1276395 DEEDWARR
05/22/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250522-0040454

39-B
File #25-1096

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wyatt Thomas, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Anthony Firkser and Natalie Hennessy, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 17 on the Plan of Crutcher Brothers Subdivision of a part of the Lucy H. Lindsley Property of record in Plat Book 161 Page 158, 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 fronts 50 feet on the Westerly side of Pennock Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wyatt Thomas, an unmarried man by Warranty Deed from William Garner, an unmarried man of record in Instrument No. 20210615-0080507 Register's Office for Davidson County, Tennessee, dated June 09, 2021 and recorded on June 15, 2021. Wyatt Thomas is now married to Lindsey Thomas and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1118 Pennock Avenue, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Anthony Firkser **Natalie Hennessy** **1706 Martin Street** **Nashville, TN 37203**	**NEW OWNER**	**082-03-0-281.00**

WITNESS THE EXECUTION HEREOF this 20th day of May, 2025.

Wyatt Thomas **Lindsey Thomas**

State of Michigan)
County of Oakland **)**

On this 20th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Wyatt Thomas and Lindsey Thomas, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Jennifer Jones, notary public

My Commission Expires: 12/12/2026

JENNIFER JONES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 12, 2026
Acting in the County of Oakland

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 700,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of May, 2025.

Notary Public

My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 21 day of May, 2025.

Affiant Signature

Date 5.22.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027