Name and Address of New Owner:
David Adam Taylor and William C. Sons, Jr.
407 Fannin Drive
Goodlettsville TN 37072

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1326850 DEEDWARR
09/25/2025 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $645.65
20250925-0076626

Map & Parcel No: 018-16-0-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rickey David Pennington, an unmarried man,** "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Adam Taylor, an umarried man, and William C. Sons, Jr., a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A Certain Tract or parcel of land in Davidson County, State of Tennessee, Described as Follows, to-wit:

Being Lot No. 43 on the Plan of Mansker Heights, Section II, as of record in Book 3106, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 65.41 feet on the southerly end of the turnaround at the end of Fannin Drive, which turnaround is on a curve with a radius of 60 feet, and runs back 374.6 feet on the northwesterly line and 158.4 on the easterly line to a dead line in the rear, on which it measures 386.5 feet.

Being the same property conveyed to John F. Pennington and wife, Mildred Pennington, by Warranty Deed from Robert E. Puhl of record in Book 5092, Page 59, Register's Office for Davidson County, Tennessee, dated November 29, 1976 and recorded on November 30, 1976. Said John F. Pennington died on or about November 10, 2004, leaving Mildred Pennington as the surviving tenant by the entirety. Said Mildred Pennington died testate on or about August 19, 2009, her estate being probated in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, Case No. 25P1719. Subject property being vested in Rickey David Pennington.

Being improved property known as 407 Fannin Drive, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantor have caused this Warranty Deed to be executed on the 23rd day of September, 2025.

Rickey David Pennington (SEAL)
Rickey David Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rickey David Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2025.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $174,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd day of September, 2025.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-25-4187

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 9-23-25.

Affiant Signature

9-23-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of September, 2025.

Notary Signature

My Commission Expires: 5-9-26

