WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327942 DEEDWARR
09/29/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250929-0077443

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Appelt	Guaranty Mortgage Services, LLC	086-14-0C-020.00
(NAME)	(NAME)	
3911 Dodson Chapel Road, Unit 20	5072 Bristol Industrial Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Buford, GA 30518	
(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 considerations, the receipt of which is hereby acknowledged, I/we David Penton, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Susan Appelt, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No 20 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument 200110050108857, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cherryl Lee, unmarried, unmarried by Warranty Deed from Kathryn H. Roberts, dated 10/15/2019, of record in Instrument No. 20191018-0106770, Register's Office for Davidson County, Tennessee.

The said Cherryl Lee died testate on 03/05/2023, devising subject property to David Martin Penton, Jr as Executor of the Estate of Cherryl Lee, Deceased, as evidenced in File No. 23P857, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3911 Dodson Chapel Road, Unit 20, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of September, 2025.

David Martin Penton, Jr EXECUTOR

David Martin Penton, Jr, Executor

David Martin Penton, Jr

David Martin Penton, Jr

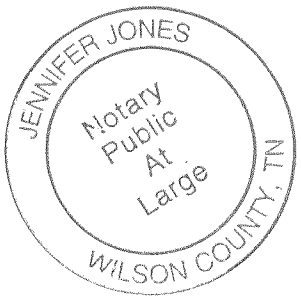
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Martin Penton, Jr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of September, 2025.

Notary Public:
My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 September 26, 2025.

Lissa Groom
Affiant
Date: September 26,2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 26 day of September, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON