WARRANTY DEED

Karen Johnson Davidson County
Batch# 1339088 DEEDWARR
10/28/2025 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20251028-0085774

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of October, 2025 .

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Lake Life Realty of Tennessee, LLC	NEW OWNER	064-16-0E-006-00 CO
257 NW Clearview Drive		
Mt. Juliet, TN 37122		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Christen L. Jones and Chad H. Pennington, heirs at law of James Harris Pennington, and Christen L. Jones, erroneously referred to as Christian L. Jones, and Chad H. Pennington, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lake Life Realty of Tennessee, LLC, hereinafter called the Grantees, 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 all of Unit 6, in Building 2, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended in Inst No 200611060137656, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James Pennington and wife, Clara Pennington by Deed from Phillips Builders, LLC, dated 5/31/2007 and filed for record in Instrument No. 20070607-0068526, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Pennington and wife, Clara Pennington, Christian L. Jones and Chad H. Pennington, as tenants in common by Deed from James Pennington and wife Clara Pennington, dated 4/13/21 and filed for record in Instrument No. 20210416-0051315, Register's Office for Davidson County, Tennessee.

Clara Janet Pennington also known as Janet W. Pennington having since died 3/18/22. James Pennington also known as James Harris Pennington died intestate on 8/19/25 leaving the subject property vested in his heirs at law, Christen L. Jones and Chad H. Pennington. The Estate of James Harris Pennington being probated under Docket No. 25P1876, in the Seventh Circuit Court for Davidson County, Tennessee.

Affidavit of Heirship of record in Instrument No. 202510280085773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

Subject to all matters on the Plan as set out on Exhibit "A1" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20061025-0132473, as amended in Instrument No. 20061106-0137656, and Instrument No. 20071105-0130490, Register's Office for said County.

Subject to Conveyance of the common area to Townhomes of Truxton Village Homeowner's Association, Inc., of record in Instrument No. 20061106-0137657, Register's Office for said County.

Subject to Charter of Townhomes of Truxton Village Homeowner's Association, Inc., of record in Instrument No. 20061026-0133179, Register's Office for said County.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, as amended in Instrument No. 20061106-0137656, and Instrument No. 20071105-0130490, Register's Office for said County.

Subject to Payment Agreement of record in Instrument No. 20240221-0011998, Register's Office for said County.

Subject to Easement granted to Comcast of Nashville, I, LLC, of record in Instrument No. 20151130-0120249, Register's Office for said County.

Subject to Storm Water Detention Agreement of record in Instrument No. 20051230-0156496, Register's Office for said County.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, Register's Office for said County.

Subject to Utility Easement of record in Book 4910, page 838, Register's Office for said County.

This is unimproved X improved property, known as 218 Windsor Chase Court, Hermitage, TN 37076

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.

Witness my hand this 31st day of October, 2025.

Christen L. Jones, heir at law and individually

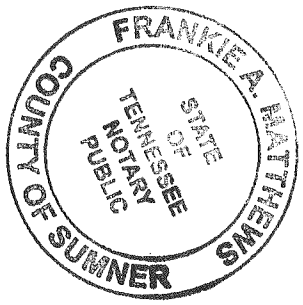
Chad H. Pennington, heir at law and individually

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 28th day of October, 2025, before me personally appeared Christen L. Jones and Chad H. 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 28th day of October, 2025.

Notary Signature
My commission expires:
1-24-28



CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 10/28/25.

Affiant Signature

Date: 10/28/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 28th day of October, 20 25.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.