(1)

Karen Johnson
Batch # 1452621
07/30/2026 09:05:59 AM
Fees: $13.00 Taxes: $1,809.30

Davidson County
DEEDWARR
2 pgs

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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00. Affiant Subscribed and sworn to before me on July 28, 2026. NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

File No.: 2026-0390

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Lauren Ashley Herring, Jennifer Herring, and Caroline Herring 5424 Village Way Nashville, TN 37211	Renasant Bank 2001 Park Place North, Suite 150 Birmingham, AL 35203	161-10-0A-022.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALTHEA CARABI PENIX**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LAUREN ASHLEY HERRING, AN UNMARRIED WOMAN, JENNIFER HERRING, AN UNMARRIED WOMAN AND CAROLINE HERRING, AN UNMARRIED WOMAN,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41, as shown on the map entitled Villages of Brentwood Phase One, of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALTHEA CARABI-PENIX, A SINGLE WOMAN, by deed from RANDALL RICHARD MCCOY AND WIFE, PATRICIA JANE MCCOY, of record in Instrument No. 20160519-0050352, dated May 13, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5424 Village Way, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 our hands on July 28, 2026.

Grantor:

Althea Carabi Penix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Althea Carabi Penix, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2026.

Notary Public

My Commission expires: 05/30/2029

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029