16-0188

*This Instrument Prepared By and Return To:*

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160050619 DEEDQC
Recvd: 06/15/16 10:36 2 pgs
Fees:12.00 Taxes:0.00
20160615-0060495

# *QUITCLAIM DEED*

| **NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL** |
|---|---|---|
| Eric S. Penticoff | Origin Bank | 71-4-138 |
| 133 Donald St. | 1800 Hudson Lane, Suite 2A | |
| Nashville, TN 37207 | Monroe, LA 71201 | |

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged Ashley N. Roth, an unmarried woman and Eric S. Penticoff, an unmarried man, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Eric S. Penticoff, unmarried, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No.15, Section 2 of C.L. Morris' Subdivision, as of record in Plat Book 2133, page 56, described as follows:

Beginning at a point in the northerly margin of Donald Street, a the common corner of Lots Nos. 15 and 16; thence in a northerly direction along the line between said two lots, 196.3 feet to a point; thence in an easterly direction 91.8 feet to a point on the westerly margin of Gerald Avenue; thence in a southerly direction along the westerly margin of Gerald Avenue, 177.9 feet to a point; thence continuing around a curve in a southerly and westerly direction 30.7 feet to a point on the margin of Donald Street; thence in a westerly direction along the northerly margin of Donald Street, 83 feet to the point of beginning.

Being the same property conveyed to Ashley N. Roth, an unmarried woman and Eric S. Penticoff, an unmarried man, by Warranty Deed from Roderick E. Webb, unmarried, filed for record on August 6, 2014 at Instrument Number 20140806-0070743, said Register's Office.

This is improved property located at 133 Donald St. Nashville, TN 37207

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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,** the GRANTOR has hereunder set her hand this 9 day of June, 2016.

Ashley N. Roth

Eric S. Penticoff

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Ashley N. Roth and Eric S. Penticoff, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 9 day of June, 2016.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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**STATE OF TENNESSEE**
**COUNTY OF WILSON**

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 9 day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY