Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160073801 DEEDQC
Recvd: 08/24/16 10:03 2 pgs
Fees:12.00 Taxes:0.00
20160824-0088477

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Morgan Penrod 6109 California, #B Nashville, TN 37209	New Owner	Map Parcel 091 02 0 112.00

For and in consideration of love and affection, **Michael Penrod, married** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Morgan Penrod, unmarried**, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

A certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block 15, Unit #B, on the Map of Cherokee Park Subdivision of record in Plat Book 161, Page 75, also known as Unit B, 6109 California Cottages, A Horizontal Property Regime with Private Elements as referenced in the Declaration of Covenants, Conditions and Restrictions for 6109 California Cottages as recorded in Instrument Number 20151103-0112182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Penrod, married and Morgan Penrod, unmarried as tenants in common with right of survivorship by Warranty Deed from Trent Development Group, LLC, a Tennessee Limited Liability Company dated 04/22/2016 of record in Instrument 201604260040389, Register's Office for Davidson County, Tennessee.

Said property has never been occupied by Michael Penrod.

This is improved property known as **6109 California, #B, Nashville, TN 37209.**

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 his hand(s) this 17 day of August, 2016.

GRANTOR:
Michael Penrod
Michael Penrod

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Michael Penrod** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

BRENDA R. SHEUMAKER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Witness my hand, at office, this 17 day of August, 2016.

Brenda R. Sheumaker
NOTARY PUBLIC

My Commission Expires: 2/25/19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Rubatters
Affiant

Subscribed and sworn to before me, this 18 day of August, 2016.

Robin S Edwards
NOTARY PUBLIC

My Commission Expires: 3/24/2019

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY