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BILL GARRETT, Davidson County
Trans:T20170050590 DEEDQC
Recvd: 06/14/17 08:43 2 pgs
Fees:12.00 Taxes:0.00

20170614-0059443

This instrument was prepared by
RYAN J. MOORE, ATTORNEY AT LAW
115 North Spring Street
McMinnville, Tennessee 37110

Tax Information:
Map 052 14 0A 030.00

Person or Entity Responsible
For Payment of Taxes:
Donnie J. Pack and Jason D. Pack and wife, Janella R. Pack
PO Box 227
Smithville, TN 37166

Property Address:
2521 Pennington Bend Road #216
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF WARREN

I hereby swear or affirm that the actual consideration for this transfer is $0 and that this transfer is exempt from transfer tax in accordance with T.C.A. 67-4-409 (a)(4).

Jason Pack
Affiant

this 14th day of June, 2017.

Teresa Haston
NOTARY PUBLIC OR
REGISTER OF DEEDS
My Commission Expires: MY COMMISSION EXPIRES: July 25, 2017

TERESA HASTON
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

QUITCLAIM DEED

DONNIE J. PACK

TO

JASON D. PACK AND WIFE, JANELLA R. PACK

FOR ADEQUATE CONSIDERATION, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned Grantor, **DONNIE J. PACK**, conveys and quitclaims unto Grantees **JASON D. PACK, a one-third undivided interest with right of survivorship and wife, JANELLA R. PACK, a one-third undivided interest with right of survivorship** in and to certain lands situated in Davidson County, Tennessee, known as 2521 Pennington Bend Road #216, Nashville, Tennessee and more particularly described as follows:

> Being Unit No. 30 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, and Plat of

record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee together with common elements.

Being the same property conveyed to Donnie Pack by Warranty Deed from Kevin D. Long and wife, Andrea W. Long, dated January 31, 2012, recorded February 3, 2012, of record in Book 20120203-0009775, Register's Office of Davidson County, Tennessee.

Master Deed establishing the Pennington Bend Townhomes of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, said Register's Office.

Charter of Pennington Villas Townhomes Association of record in Instrument No. 20040811-0097168, said Register's Office.

Easement for Storm Water Detention of record in Instrument No. 20030929-0143278, said Register's Office.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

IN WITNESS WHEREOF, the grantor has executed this instrument on this the 7th day of June, 2017.

DONNIE J. PACK

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **DONNIE J. PACK**, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, the grantor has executed this instrument on this the 7th day of June, 2017.

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES: July 25, 2017

TERESA HASTON STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Failure to properly record this instrument could seriously jeopardize your ownership rights.