Bill Garrett Davidson County
Batch# 84595 DEEDQC
04/25/2018 12:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180425-0039006

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD OTTINGER LEACH, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 23 day of April, 2018. Notary Public My Commission Expires: Nov 5, 2018

BRANDI NORRED MADDING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
3901 Charlotte Partners, LLC c/o Avison Young 700 12th Avenue South Suite 302 Nashville, TN 37203	New Owner	09213000300 09213000201

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jonathan B. Pennington, as Successor Trustee of the 1975 Thomas Guv Pennington Trust under agreement dated June 1, 1975**, owning seventy-five percent (75%) undivided interest, as tenants in common ("**Grantor**"), does hereby quitclaim, transfer and convey unto **3901 Charlotte Partners, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of its rights, title and interest in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **3901 & 3905 Charlotte Avenue, Nashville, Davidson County, Tennessee 37209.**

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.

* * *

Witness my hand this 23 day of April, 2018.

By: _____
Jonathan B. Pennington,
Successor Trustee of the 1975 Thomas
Guv Pennington Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN B. PENNINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instruments for the purposed therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this ___ day of April, 2018

_____
Notary Public

My Commission Expires: Nov 5, 2018

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1, of Block No. 5 on the Plan of Charlotte Park Company's Second Addition to Nashville, as shown on plat of record in Plat Book 57, Page 160 - 161, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

SAID Lot No. 1 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines with the westerly margin of 39th Avenue North, formerly B Street, 150 feet to an alley.

Being the same property conveyed to J. Alan Jensen and spouse, Kim K. Jensen by Warranty Deed of record in Book 8896, Page 609, in the Register's Office of Davidson County, Tennessee.

AND

LAND in Davidson County, Tennessee, being Lot No. 2, of Block No. 5 on the Plan of Charlotte Park Company's Second Addition to Nashville, as shown on plat of record in Plat Book 57, Page 160 - 161, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlotte Partners, LLC, a Tennessee limited liability company and Jonathan B. Pennington, as Successor Trustee of the 1975 Thomas Guv Pennington Trust under agreement dated June 1, 1975 all collectively as tenants in common, recorded on _____, 2018 in Instrument No. _201804250039005_____, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).