Karen Johnson Davidson County
Batch# 205543 DEEDQC
03/13/2019 01:37:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190313-0023186

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Leigh Ann Pennington	Leigh Ann Pennington	33-3-B-3CO
106 Ivy Hill Lane	106 Ivy Hill Lane	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Rebecca Pennington**, hereinafter referred to as the "GRANTOR" and, **Leigh Ann Pennington, and Heather Pennington**, herein after referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration **Rebecca Pennington**, has this day quitclaimed unto, **Leigh Ann Pennington and Heather Pennington**, any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Dry Creek Farms, Section 2 of record in Instrument No. 20040421-0045040, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leigh Ann Pennington and Rebecca Pennington and Heather Pennington, by deed from Beazer Homes Corp, dated 10/18/2005 filed and recorded 10/24/2005, of record as Instrument No. 20051024-0127595, said Register's Office.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 5th day of March 2019.

Rebecca Pennington

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **,Rebecca Pennington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 5th day of March 2019.

Chasity Petty

Notary Public

Commission Expiration 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

State of TN
County of Davidson

~~The~~ Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 5th day of March 2019.

My commission expires:
9/20/2021

Chasity Petty
Notary public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021