Name and Address of New Owner:
Roy Pennington
1995 UPLAND DR., NASHVILLE, TN 37216.

Send Tax Bills To:
Roy Pennington
1995 UPLAND DR., NASHVILLE, TN 37216.

Karen Johnson Davidson County
Batch# 398259 DEEDQC
05/11/2020 12:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200511-0048679

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07309015600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cynthia Ann Windsor,** "the Grantor," convey and quitclaim unto **Roy Pennington,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 378 ON THE PLAN OF BURCHWOOD GARDENS, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 378 FRONTS 85.86 FEET ON THE NORTH SIDE OF UPLAND DRIVE AND RUNS BACK 145.22 FEET ON THE WEST LINE AND 144.73 FEET ON THE EAST LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 94.56 FEET.

BEING THE SAME PROPERTY CONVEYED TO MARGARET P PENNINGTON, NKA MARGARET ANN PAUL, BY QUITCLAIM DEED FROM ROY THOMAS PENNINGTON, SR., RECORDED ON OCTOBER 2, 1986, OF RECORD IN BOOK 6997, PAGE 828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. The said Margaret P Pennington Having deceased on 09/21/2008, leaving a life estate to her spouse Melvin Paul, and her actual interest to her children, Roy Thomas Pennington and Cynthia Pennington. Melvin Paul deceased on 01/30/2020. Will of Maragret Pennington can be found in Probate case 20P363.

THIS IS IMPROVED PROPERTY KNOWN AS 1995 UPLAND DR., NASHVILLE, TN 37216.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of April, 2020.

_____ (SEAL)
Cynthia Ann Windsor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Cynthia Ann Windsor , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2020.

ALFRED BELL JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of April, 2020.

_____
Notary Public
My commission expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File # 2020-1181

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

Alfred A. Bell Jr., do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Davidson

Signature

Personally appeared before me Dellana Lowhorn, a notary public for this county and state, Alfred A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)

File No 2020-1181