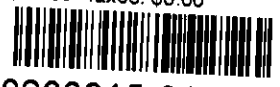
Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 475499 DEEDQC
09/15/2020 09:21:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20200915-0104915

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Mark A. Calvetti Ronnie Smith 381 Monaco Drive Hermitage, TN 37076	Same As New Owner	075060A09100 CO

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Marty and Alma Penix, husband and wife**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Mark A. Calvetti and Ronnie Smith** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being Unit A of Lot 342 of Phase 2, on the Plan of Hermitage Villa Condominiums as shown on Exhibit B of Page 2 of Master Deed of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete legal description.

Being the same property conveyed to Marty and Alma Penix, husband and wife by Warranty Deed from Gloria Ann Kirkland and husband, Junious C. Kirkland, in Instrument No. 20190541-0045134, Register's Office for Davidson County, Tennessee.

This is improved property located at **381 Monaco Drive, Hermitage, TN 37076.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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 _____ day of August 2020.

Marty Penix
Marty Penix

Alma Penix
Alma Penix

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Marty Penix and Alma Penix**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as him free act and deed.

Witness my hand and official seal on this 27TH day of August, 2020.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 27TH day of August, 2020.

Mark A Calvetti
Mark A. Calvetti

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Mark A. Calvetti, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 27TH day of August, 2020.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 27th day of August, 2020.

Ronnie Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Ronnie Smith, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 27th day of August, 2020.

NOTARY

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2/22/22

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY