Karen Johnson Davidson County
Batch# 617114 DEEDQC
04/16/2021 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210416-0051315

**NEW OWNER:**

James Pennington, et ux
218 Windsor Chase Court
Hermitage, TN 37076

**THIS INSTRUMENT PREPARED BY:**
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

**SEND TAX BILLS TO:**
NEW OWNER

**Map & Parcel Number:**
06400160E00600CO

This instrument was prepared solely from information provided by the parties.

## 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 of which is hereby acknowledged, **JAMES PENNINGTON and wife, CLARA PENNINGTON,** do hereby convey unto, **JAMES PENNINGTON and wife, CLARA PENNINGTON, CHRISTIAN L. JONES, and CHAD H. PENNINGTON, as tenants in common,** their successors and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

**Land in Davidson County, Tennessee, being all of Unit 6, in Building 2, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended in Inst No 200611060137656, Register's Office for said County, to which Plan reference is hereby made for a more complete description.**

**Being the same property conveyed to James Pennington and wife, Clara Pennington, by Warranty Deed from Phillip Builders, LLC, dated May 31, 2007 and of record as Instrument 20070607-0068526, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as: 218 Windsor Chase Court, Hermitage, Tennessee 37076.**

WITNESS SIGNATURE(S) this 13 day of April, 2021.

**JAMES PENNINGTON**

**CLARA PENNINGTON**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES PENNINGTON and wife, CLARA PENNINGTON,** 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 at office, this 13th day of April, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 13th day of April, 2021.

Notary Public

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY