Karen Johnson Davidson County
Batch# 643540 DEEDQC
05/25/2021 10:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210525-0070600

This Instrument prepared by:
ERIN G. PENNINGTON
752 Gloucester Lane, Nashville, TN 37221

File No.: TN210229272-O

Return to:
MeyMax Title Agency of Ohio, LLC
580 S High Street, Ste 330
Columbus, OH 43215

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that

ERIN G. PENNINGTON and ANGIE MARIE PENNINGTON, n/k/a ANGIE MARIE LANDON, both UNMARRIED, (grantors) on this the 14 of May, 2021 for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto ANGIE MARIE LANDON, UNMARRIED (grantee), all of their right, title and interest in and to the following described real estate, to wit:

See attached legal description Exhibit A

Signed this 14 of May, 2021

ERIN G. PENNINGTON

Angie Marie Pennington, n/k/a Angie Marie Landon
ANGIE MARIE PENNINGTON, n/k/a
ANGIE MARIE LANDON

State of Tennessee , County of Davidson

On this the 14 day of May, 2021, before me Sophie Bransford (name and title), the undersigned, personally appeared Angie Marie Landon Erin Pennington known to me or satisfactorily proven by drivers license (type of identification) to be the person whose name(s) is/are subscribed to the within instrument of his/her/their free and voluntary act, and acknowledged that the same was executed for the same purposes therein contained.
In witness whereof I hereunto set my hand and official seal.

x
Notary:
Commission Expires: 3/6/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____0_____.

Angie Landon

Angie Marie Landon

State of Tennessee , County of Davidson

On this the 14 day of May, 2021, before me Sophie Bransford (name and title), the undersigned, personally appeared Angie Marie Landon, known to me or satisfactorily proven by drivers license (type of identification) to be the person whose name(s) is/are subscribed to the within instrument of his/her/their free and voluntary act, and acknowledged that the same was executed for the same purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

x_____

Notary:

Commission Expires: 3/6/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File: TN210229272-O

LEGAL DESCRIPTION
(Exhibit A)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 258 ON THE PLAN OF AVONDALE PARK, PHASE I, SECTION 4 OF RECORD IN INSTRUMENT NO. 20090318-0024196, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETED AND ACCURATE DESCRIPTION.

Being the same property conveyed from ANDREW STEPANCHUK AND MARGARET STEPANCHUK, HUSBAND AND WIFE to ANGIE MARIE PENNINGTON AND ERIN G. PENNINGTON, WIFE AND HUSBAND on January 8, 2016 recorded in Official Records 20160108-0002021 of the Davidson County Records.

Property Address: 752 Gloucester Lane, Nashville, TN 37221
Parcel ID: 141 05 OA 258.00

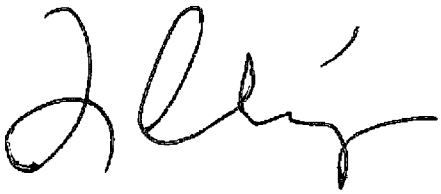
FORWARD WITH DEED

The following information is not a part of this Deed:

Property Address:	752 Gloucester Lane, Nashville, TN 37221
Owner's Name and Address	ANGIE MARIE PENNINGTON AND ERIN G. PENNINGTON
Parcel Number	141 05 OA 258.00
Mail Tax Bills to:	ANGIE MARIE PENNINGTON AND ERIN G. PENNINGTON 752 Gloucester Lane, Nashville, TN 37221

True Copy Certification

I, Lisalyn Chapin, 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.



Signature

State of Ohio
County of Franklin

Personally appeared before me, Lance Chapin, a notary public for this county and state, Lisalyn Chapin , 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: N/A
Notary Seal (if on paper)



LANCE CHAPIN
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.