Karen Johnson Davidson County
Batch# 698412 DEEDQC
08/16/2021 01:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210816-0110468

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-990412

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Brandy Pennington and Samuel Pennington	Brandy Pennington and Samuel Pennington	087-05-OA 011.00 CO
4023 Farmingham Woods Drive	4023 Farmingham Woods Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, BRANDY PENNINGTON formerly known as BRANDY STARR CONN, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto BRANDY PENNINGTON and SAMUEL PENNINGTON, a married couple, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 4023 Farmingham Woods Drive, Hermitage, TN 37076, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Traci L. Samczyk, a single person, by Warranty Deed from Tom Rotunno and wife, Ann B. Rotunno, dated May 21, 1997, recorded May 22, 1997, in Book 10463, Page 738, Register's Office for Davidson County, Tennessee, and thence to Tracy L. Samczyk and Tracy M. Martinson tenants in common with rights of survivorship, by Quitclaim Deed from Traci Samczyk, dated June 6, 2003, recorded June 6, 2003, in Instrument Number 20030606-0078727, Register's Office for Davidson County, Tennessee.

Tax ID No.: 087-05-OA 011.00 CO

BEING the same which Traci L. Samczyk, unmarried and Trace M. Martinson, unmarried by Deed dated April 8, 2005 and recorded May 4, 2005 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20050504-0049890 conveyed unto Brandy Starr Conn.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4023 Farmingham Woods Drive, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of August, 2021.

Brandy Pennington
formerly known as Brandy Starr Conn

BRANDY PENNINGTON
formerly known as BRANDY STARR CONN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BRANDY PENNINGTON formerly known as BRANDY STARR CONN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 7 day of August, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 .

BRANDY PENNINGTON

SAMUEL PENNINGTON

Subscribed and sworn to before me this 7 day of August, 2021

Notary Public

My Commission expires: 09/01/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gavin A. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7 aug 2021 (date of document).

Affiant Signature

8.16.2021
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 16 day of aug, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499