QUITCLAIM DEED

Karen Johnson
Batch# 715956
09/15/2021 10:29:31 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20210915-0123696

CARL E DUNPHY II
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September 2021.

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Lou Del Rio	Pinnacle Bank	120-09-0-010.00
(NAME)	(NAME)	
514 McDonald Drive	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen Lewis Pennington,** hereinafter called the Grantor(s), have quitclaimed unto **Mary Lou Del Rio and Luis M Del Rio, husband and wife,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 412, on the Map of Glengarry Park Subdivision, as of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 412 fronts 119.7 feet on the southeast margin of McDonald Drive and extends back 248.1 feet on the southwest line and 254.0 feet on the northeast line to a dead line in the rear, measuring 111.6 feet thereon.

Being the same property conveyed to George Lewis Pennington and wife, Rosemary L. Pennington from Winfred D. Foresyth and wife, Marie M. Foresyth by Deed on May 10, 1968, Register's Office for Davidson County, Tennessee. George Lewis Pennington having since died on May 27, 1990. Rosemary Layne Pennington having also since died on August 18, 2020. Heirs at Law being Mary Lou Del Rio and Stephen Lewis Pennington, Affidavits of Heirship of record in Instrument Numbers 20201231-0154935 and 20210111-0004277, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 514 McDonald Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 8th day of September 2021.

Stephen Lewis Pennington

State of Tennessee
County of Davidson

Personally appeared before me Stephen Lewis Pennington, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of Sept, 2021.

Notary Public
My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202108009