THIS INSTRUMENT WAS PREPARED BY:
Jacob Mason, LLM, EPLS, CELA
Mason & Associates
1526 Hunt Club Blvd., Suite 550
Gallatin, TN 37066
(615) 989-7054

Karen Johnson Davidson County
Batch# 718463 DEEDQC
09/17/2021 08:20:56 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210917-0124956

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Penny R. Greenwood, Trustee of the Penny R. Greenwood Living Trust dated June 24, 2010, as restated on September 8, 2021 910 Old Fountain Place Hermitage, TN 37076	Penny R. Greenwood, Trustee of the Penny R. Greenwood Living Trust dated June 24, 2010, as restated on September 8, 2021, 910 Old Fountain Place Hermitage, TN 37076	064-12-0A-910.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that on September 8, 2021, Penny R. Greenwood for and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, hereby conveys and quitclaims unto Penny R. Greenwood, Trustee of the Penny R. Greenwood Living Trust dated June 24, 2010, as restated on September 8, 2021, and any amendments thereto, her heirs and assigns, all of her right, title, and interest to the following described real estate or parcel of land, to wit:

BEING the same property conveyed to Penny R. Greenwood by Warranty Deed from Joseph K. Zitelli, dated April 20, 2021 and recorded on April 26, 2021, as Instrument No. 20210426-0055030 with the Registers Office in Davidson County, Tennessee.

BEING Unit No. 910 on the Plan of Section 2, Fox Run Condominiums of record in Plat Book, 5200, Page 146. Registers Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Joseph K. Zitelli, a married man, by Warranty Decd from Rachel L. Canatsey dated May 29, 2015 recorded on June 3, 2015 as Instrument No. 20150603-0051536 for Registers Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record: (b) all easements of record: (c) all visible easements; (d) all matters appearing on the plan(s) of record: and (e) all matters referenced in the master deed and by-laws; and (D all applicable government and zoning regulations.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever: and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SAID PROPERTY IS CONVEYED SUBJECT TO such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF Penny Greenwood has here unto set her signature on this day and date first above written.

Penny Greenwood

Penny Greenwood

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Penny Greenwood, personally appeared before me, the undersigned, a Notary Public, in and for said County and State, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal on September 8, 2021.



Karissa Hendrickson, Notary Public
1526 Hunt Club Blvd., Ste. 550
Gallatin, TN 37066

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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.

AFFIANT

Subscribed and sworn to before me on on September 8, 2021.

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2024
SUMNER COUNTY

Karissa Hendrickson, Notary Public
1526 Hunt Club Blvd., Ste. 550
Gallatin, TN 37066