QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 722043 DEEDQC
09/22/2021 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210922-0127702

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 20th day of September, 2021.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

RHONDA S. HARDISON NOTARY PUBLIC OF TENNESSEE MAURY COUNTY My Commission Expires 12-20-2021

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO.(S)
Evelyn B. Pennington	New Owner/Same	119 02 0 174.00
(Name) 95 Oriel Avenue Nashville, TN 37210	95 Oriel Avenue Nashville, TN 37210	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Evelyn B. Pennington, Frank T. Pennington, Jr., and Rhonda Burgess Howse, as sole heirs at law of Frank T. Pennington, Sr., hereinafter referred to as Grantor(s), hereby quitclaim to Evelyn B. Pennington, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, Being Lot No 38, on the Map of Glenrose Subdivision, of record in Book 1424, Page 142 (erroneously referred to as Plat Book 1414, Page 142 in the prior deed), Register's Office for Davidson County, Tennessee, to which referenced plat is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frank T. Pennington, Sr. from Claudette A. Ryan and Melanie L. Neal, the heirs and co-executors of the Estate for Mable D. Larkins, by Warranty Deed dated October 31, 2000 and recorded on December 19, 2000 in Instrument Number 20001219-0124255, Register's Office for Davidson County, Tennessee. The said Frank T. Pennington, Sr. having since died on February 25, 2018.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 2nd day of September, 2021.

Evelyn B. Pennington

Evelyn B. Pennington

Frank T. Pennington, Jr.

Frank T. Pennington, Jr.

Rhonda Burgess Howse

Rhonda Burgess Howse

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State , the within named bargainor, Evelyn B. Pennington, Frank T. Pennington, Jr., and Rhonda Burgess Howse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2021.

Kimberly L. Edgers

Notary Public

My Commission Expires: 11/17/2024

(SEAL)

KIMBERLY L EDGERS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/17/2024
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jamika 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 9/2/2021.

Date

Jamika Jones
Affiant Signature

9/21/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21th day of SEPTEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY