Karen Johnson Davidson County
Batch# 784743 DEEDQC
01/05/2022 09:44:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220105-0001768

Instrument Prepared by:
Keith E. McKissock, Attorney
2020 Delaware Drive
Nolensville, TN 37135

ADDRESS NEW OWNER:
Michael W. Pennington & Teresa G. Stephens,
2920 Wingate Avenue
Nashville, TN 37211

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
119-14-213

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Michael W. Pennington and Teresa G. Stephens (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Michael W. Pennington and Teresa Gail Stephens, as Joint Tenants with Right of Survivorship, (herein "Grantees"), their heirs, successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Tuggle Heights Subdivision, as of record in Book 1130, page 90, Register's Office for said County, described as follows:

Beginning on the easterly margin of Wingate Avenue at the corner of Lots 32 and 33; thence with the line between said lots, eastwardly 157.5 feet; thence northwardly 83.02 feet to the southerly margin of Tanksley Avenue; thence with the southerly margin of said Avenue, westwardly 141.5 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, 28.8 feet to the easterly margin of Wingate Avenue; thence with the easterly margin of said Avenue, southwardly 44.2 feet to the corner of Lots 32 and 33, the point of beginning.

Being the same property conveyed to Michael W. Pennington and Teresa G. Stephens by Deed from Clyde W. Pennington and wife, Frances S. Pennington, of record as Instrument No. 20020129-0012377, Register's Office for Davidson County, Tennessee. Clyde W. Pennington and Frances S. Pennington reserved a life estate in the above described property. Clyde W. Pennington died on August 31, 2021. Frances S. Pennington died on December 20, 2018.

This improved property is known as 2920 Wingate Avenue, Nashville, TN 37211.

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 21st day of December, 2021.

Michael W. Pennington

Teresa G. Stephens

State of Tennessee)
County of Williamson)

On this the 21ST day of December, 2021, before me, a Notary Public, personally appeared Michael W. Pennington and Teresa G. Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

KEITH E. McKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires:
3/16/2025

State of Tennessee)
County of Williamson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
21ST day of December, 2021.

Notary Public

KEITH E. McKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires:
3/16/2025