Karen Johnson Davidson County
Batch# 873425 DEEDQC
06/17/2022 09:36:07 AM 3 pgs
Fees: $18.00 Taxes: $875.66
20220617-0069466

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
BRADLY W. PENNINGTON and JOAN WILSON 713 Lakeshore Pointe Old Hickory, TN 37138	Same	117 14 0 070.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer is $236,666.00.

Affiant

SUBSCRIBED AND SWORN to before me this 16th day of June, 2022.

Notary Public
My commission expires: 11/6/24

LEAH HONEYCUTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024

FOR AND IN CONSIDERATION of the sum of zero dollars ($0.00), the receipt of which is acknowledged, and other good and valuable considerations I, **BRYAN PENNINGTON,** married, whose address is 9236 Carrisbrook Lane, Brentwood, TN 37027; **BRADLEY W. PENNINGTON,** married, whose address is 713 Lakeshore Pointe, Old Hickory, TN 37138, and **CHERYL ANN PENNINGTON a/k/a CHERYL A. CLARK**, married, whose address is 900 Dove Ridge Circle, Nashville, TN 37221 as Grantors, by these presents do hereby quitclaim and convey unto **BRADLEY W. PENNINGTON** and wife, **JOAN WILSON**, as tenants by the entirety, of the property commonly known as **3909 CROSS CREEK ROAD, NASHVILLE, TN 37215**, all of our right, title and interest in certain real property located in Davidson County, Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Plan of Sugar Tree Subdivision, of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 4 fronts 85 feet on the westerly side of Cross Creek Road and runs back 139 feet on the northerly line and 236 feet on the southernly line to a dead line, measuring 128.4 feet thereon.

Being the same property conveyed to ELBERT E. PENNINGTON AND WIFE, BARBARA K. PENNINGTON, by deed from THEO V. CATHEY, SURVIVING WIDOW OF A.B. CATHEY, SR., DECEASED, of record in Book 3611, page 7, dated July 31, 1963, said Register's Office.

BARBARA K. PENNINGTON died on or about July 3, 2006, leaving ELBERT E. PENNINGTON as the surviving tenant by the entirety.

ELBERT E. PENNINGTON died on or about December 8, 2021, devising said property to BRYAN WADE PENNINGTON, CHERYL ANN PENNINGTON, NKA CHERYL A. CLARK AND BRADLEY WAYNE PENNINGTON, by Will of record in Docket No. 22P171, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Property address is: 3909 CROSS CREEK ROAD, NASHVILLE, TN 37215

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law or otherwise, concerning the condition of the title of the property prior to the date seller acquired title.

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

By: _____
BRYAN PENNINGTON, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **BRYAN PENNINGTON**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 16 day of June, 2022.

_____
Notary Public

My commission expires: 4/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

By: _____
BRAD PENNINGTON, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **BRAD PENNINGTON**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 16 day of June, 2022.

LEAH HONEYCUTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024

_____
Notary Public

My commission expires: 11/6/24

By: _____
CHERYL ANN PENNINGTON a/k/a CHERYL A. CLARK, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **BRAD PENNINGTON**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 16 day of June, 2022.

_____
Notary Public

LEAH HONEYCUTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024

My commission expires: 11/6/24