Karen Johnson Davidson County
Batch# 918308 DEEDQC
09/19/2022 11:12:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220919-0104043

File No. **0422-005**

QUITCLAIM DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Urbano	**SAME AS OWNER**	MAP **072**
(NAME) 2607 Pennington Avenue	(NAME)	GROUP **15 0**
(ADDRESS) Nashville, TN 37216	(ADDRESS)	PARCEL **035.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Double Pennington, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack Urbano,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 on the Plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Double Pennington, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sharon D. Crockett and husband Nathaniel E. Armstrong, dated April 25, 2022 and filed of record May 24, 2022 in Instrument No. 20220524-0060030, Register's Office for Davidson County, Tennessee. 9for value or consideration of $425,000.00)

Being the same property conveyed to Sharon D. Crockett and Nathaniel E. Armstrong, Husband and Wife, and Clara D. Page and George C. Page, Husband and Wife, by Warranty Deed from Cumberland Properties, LLC, dated July 25, 2006 and filed of record July 28, 2006 in Instrument No. 20060728-0091730, Register's Office for Davidson County, Tennessee. (for value or consideration of $119,674.00) Further conveyed by Quitclaim Deed to Sharon D. Crockett and husband, Nathaniel E. Armstrong, dated August 6, 2008 and filed of record August 20, 2008 in Instrument No. 20080820-0085516, said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) **2022** taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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.

This is improved property known as **2607 Pennington Avenue, Nashville, Tennessee 37216.** Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS my hand and official seal at office this 15 day of September 2022.

Double Pennington, LLC, a Tennessee Corporation

By: Jack Urbano, Authorized Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jack Urbano**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Authorized Member of Double Pennington, LLC, a Tennessee limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

Witness my hand, at office, this 15 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.