Karen Johnson Davidson County
Batch# 948717 DEEDQC
12/07/2022 09:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221207-0127492

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 6th day of December, 2022. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
George P. Pennic, Trustee 5433 Mainsail Lane Hermitage, Tennessee 37076	SAME	098 09 0A 082.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George P. Pennic**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **George P. Pennic, Trustee of the George P. Pennic Living Trust, established by the Revocable Trust Agreement of George P. Pennic dated December 6, 2022**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 6th day of December, 2022.

George P. Pennic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George P. Pennic, the bargainor, 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 seal, at office, this 6th day of December, 2022.

My Commission Expires: 01-11-26

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 199, on the plan of the Resubdivision of Lot 199, Lakeshore, Phase 2A, of record in Plat Book 6050, Page 526, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Pennic by deed from Georgetta Pennic, of record as Instrument No. 20110721-0055993, Register's Office for Davidson County, Tennessee.

George P. Pennic and George Pennic are one and the same person.

This is improved property known as 5433 Mainsail Lane, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 December 6, 2022.

12/6/22
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6TH day of DECEMBER, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

