Karen Johnson Davidson County
Batch# 998833 DEEDQC
05/02/2023 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230502-0032511

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
GSES, LLC 2317 Cruzen Street Nashville, TN 37211	New Owner	146-01-0-023.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **TYLER PENNINGTON, MARRIED, AND KELVIN PENNINGTON, MARRIED,** by these presents do hereby quitclaim and convey unto **GSES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revised Plan Part of Overton Lea Estates, Bridle Path Estates, Second Addition, of record in Plat Book 2133, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler Pennington, married and Kelvin Pennington, married, as Tenants in Common by Warranty Deed from Thomas S. Pritchett and Erin G. Pritchett, husband and wife of record in Instrument No. 20200720-0079260 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 20, 2020.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
28 day of April 2023.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28 day of April 2023.

Tyler Pennington

Adrienne N. Pennington

Adrienne N. Pennington, spouse of Tyler Pennington, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of April 2023.

Notary Public

My Commission Expires: July 07 2025

ABBEY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adrienne N. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of April 2023.

Notary Public

My Commission Expires: July 07, 2025

ABBEY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Kelvin Pennington

This being investment property only, having never been the personal residence of Kelvin Pennington at any time, Kelvin Pennington warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelvin Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of April 2023.

Notary Public

My Commission Expires: July 07, 2025

ABBEY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 2, 2023 (date of document).

Affiant Signature

May 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023