Karen Johnson Davidson County
Batch# 1029112 DEEDQC
07/21/2023 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230721-0056311

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

| **Address New Owner(s)** | **Send Tax Bills To** | **Map-Parcel No.** |
|---|---|---|
| Joe Allen Pennington, Trustee<br>4501 Jackson Rd.<br>Whites Creek, TN 37189 | Same | 032 00 0 107.00 |

## Quitclaim Deed to Trustee

Grantor: Jacqueline Pennington
Grantee: Joe Allen Pennington, Trustee of the Irrevocable Trust of Jacqueline Hollis Pennington, dated July 21, 2023.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A tract of land, known as the Barn Tract of the Bennett Property, located in the Tenth Civil District of Davidson County and described as according to a survey by R. L. Montoya Land Surveying dated March 13, 1987 as follows: Beginning at a 14-inch Hackberry Tree which is located approximately 0.5 of a mile north of Brick Church Pike at the intersection of the north terminus for Jackson Road and its east right-of-way margin; said tree marks the southeast corner of this tract, and is the point of beginning; North 82 degrees 29 minutes 08 seconds, West 20.39 feet to an iron pin set this survey in the centerline of a 40-foot Ingress/Egress Easement and also the southwest corner of this tract; thence following the centerline of said easement North 03 degrees 44 minutes 35 seconds West 123.98 feet to a point, the beginning of a curve; thence, following said centerline along a curve to the left, having the following curve data; a delta of 15 degrees 00 minutes 00 seconds, a radius of 400.00 feet a tangent of 52.66 feet and a length of 104.72 feet, to a point; thence, North 12 degrees 24 minutes 11 seconds West 90.55 feet to a point, the beginning of a curve; thence, continuing along said centerline along a curve to the right, having the following curve data: a delta of 17 degrees 30 minutes 00 seconds, a radius or 320.00 feet, a tangent of 49.25 feet and a length of 97.74 feet, to a point; thence, continuing along said centerline North 05 degrees 38 minutes 31 seconds West 130.38 feet to a point, the beginning of a curve; thence continuing along said centerline, along a curve to the left, having the following curve data; a delta of 18 degrees 42 minutes 44 seconds a radius of 170.00 feet, a tangent of 28.01 feet a length of 55.52 feet to an iron pin set this survey, the northwest corner of this tract; thence, leaving said easement centerline along a new line common to this tract and Tract No. 1 to an existing iron pin in a fence line which is the west boundary of Robert E. Bell, the southeast corner to Tract No. 1 and the northeast corner of this tract; thence, with said fence line, South 03 degrees 44 minutes 36 seconds West 622.98 feet to the point of beginning, containing 0.60 acres, more or less.

SEE EXHIBIT A FOR COMPLETE LEGAL - ATTACHED HERETO AND INCORPORATED HEREIN

Being the same property conveyed to Jacqueline Pennington by deed from Larry Pennington, of record in Instrument Number 20221213-0129268, Register's Office for Davidson County, Tennessee.

Jacqueline Pennington and Jacqueline Hollis Pennington are one in the same person.

This is improved property, known as: 4501 Jackson Rd., Whites Creek, TN 37189.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Jacqueline Pennington

Jacqueline Pennington
Grantor

State of Tennessee
County of Sumner

On July 21, 2023, before me personally appeared Jacqueline Pennington, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Debra Y. King

Notary Public
My commission expires: 04-22-2026

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Joe Allen Pennington

Joe Allen Pennington, Trustee
Grantee

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Sworn to and subscribed before me on July 21, 2023.

Debra Y. King

Notary Public
My commission expires: 04-22-2026

# EXHIBIT A

Being the same property conveyed to G. Michael Bennett by deed of record in book 6863, page 869, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE 40-FOOT INGRESS/EGRESS EASEMENT AS SHOWN ON SAID SURVEY.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS SET FORTH BELOW.

1. No trailers trailers or mobile homes of any kind shall be kept on property for any purpose. This restriction does not apply to travel trailers belonging to home owners. However, travel trailers are not to be lived in nor hooked up to electricity or water.

2. The owners of the individual lots shall share equally in the upkeep of the private drive. Being owners of lots 1, 2, 3, 4, 5, 6, 7 regardless of whether they bodily reside on the property or not. Any owner not paying their proportionate share is subject to having a lien placed against their Property. This restriction shall include the owner of barn tract on said survey.

3. Swine will at be allowed and any other farm animals such as cattle or horses shall be fenced in. The owner of such animals shall bear-full responsibility for any damage that these animals may cause.

4. Any fences shall be kept up in a neat appearance at all times. No fence may be erected closer than 25 ft. From center line of road.

5. G. M. Bennett takes no responsibility for any accidents that may occur in regard to the pond or future upkeep to it. The pond is for all lot owners to use for watering purposes only. There will be no swimming permitted.

6. No cars will be allowed to be kept on property other than those with current tags. Any others shall be kept inside out of sight or will be hauled away at owner's expense.

7. No trash piles or other debris to be left on property for any extended time.

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**TRUE Copy Certification**

I, Sarah Chapman, do hereby make oath that I am 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 July 21, 2023.

Sarah Chapman

Signature

July 21, 2023

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 21, 2023.

Debra Y. King

Notary's Signature
My Commission Expires: 04-22-2024

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER