Karen Johnson Davidson County
Batch# 1095222 DEEDQC
01/29/2024 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240129-0005869

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2027

File #23-PA-0607-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Penner	**Same as New Owner**	
(NAME)	(NAME)	**104 10 0R 007.00**
607 Chesterfield Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **JEFFREY PENNER, A MARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **JEFFREY PENNER AND LAUREN BRAUN PENNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 7, The Chesterfield, as shown of record in Declaration of Covenants, Conditions and Restrictions, recorded in Instrument No. 20120627-0056191, as amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particularly description of said Unit.

Being the same property conveyed to Jeffrey Penner, a single man, having since married, by Warranty Deed from Saridan Kristen Parr, a single person, as of record in instrument number 202302240013169, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 607 Chesterfield Way, Nashville, TN 37212.

Witness ~~my/our~~ hand(s) this the 26th day of January, 2024.

Jeffrey Penner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of January, 2024, before me personally appeared Jeffrey Penner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of January, 2024.

Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-27

12/27/27

RETURN TO:
Jeffrey Penner
607 Chesterfield Way
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 26 day of January, 2024.

Affiant Signature

Date 1/26/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027