Karen Johnson Davidson County
Batch# 1134362 DEEDQC
05/13/2024 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0035199

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CHRISTIAN ADAM LARSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 7 day of April, 2024. Notary Public My Commission Expires: 7-7-27

QUITCLAIM DEED

Address New Owner: Pioneertown Trust 113 Teresa Drive Old Hickory, Tennessee 37138	Send Tax Bills to: New Owner	Tax Parcel ID No. 053-11-0-109.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PENNY LOU GATTIS, UNMARRIED,** ("Grantor"), by these presents, does hereby quitclaim and convey unto the, **PIONEERTOWN TRUST**, and its heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Being Lot No. 5 on the Plan of Teresa Drive Subdivision, as of record in Book 3842, page 82, Register's Office, for said County, described as follows:

Beginning on the westerly margin of Teresa Drive at the common corner of Lots 5 and 6; thence with the line between said Lots Nos. 5 and 6, westerly 1,011.7 feet to a point; thence south 68 degrees 20 minutes west 24.6 feet; thence south 63 degrees 40 minutes west 37 feet thence south 42 degrees 24 minutes west 25 feet; thence south 34 degrees 56 minutes west 25 feet; thence south 18 degrees 56 minutes west 50 feet, south 26 feet to the northwest corner of Lot No. 4 on said plan; thence with the line between said Lots Nos. 4 and 5 easterly 1,057.7 feet to a point thence continuing with said lot line northeasterly 59.9 feet to the westerly margin of Teresa Drive; thence with said margin of said Drive northwardly 103 feet to the beginning.

Being the same property conveyed to Quenton Keith Gattis and Penny Lou Gattis, husband and wife, by Warranty Deed of record in Instrument No. 20210617-0082025, said Register's Office. Quenton Keith Gattis died on April 23, 2023, leaving Penny Lou Gattis the surviving tenant by the entirety.

This is improved property, known as: **113 Teresa Drive, Old Hickory, TN 37138.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 7 day of April, 2024, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

PENNY LOU GATTIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PENNY LOU GATTIS**, the within named 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, at office, this 7 day of April, 2024.



Notary Public
My commission expires: 7-7-2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/13/2024 (date of document).

Affiant Signature

5/13/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

