Karen Johnson
Batch # 1141400
06/03/2024 08:56:12 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240603-0040785

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Dain Chris Penzhorn & Leigh Heather Penzhorn, Trustees Penzhorn Tennessee Community Property Trust 8170 Charlotte Pike Nashville, TN 37221	same as new owner	127-00-0-315.00 127-00-0-267.002

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)
The actual consideration for this transfer is $-0-.)
)
DAIN CHRIS PENZHORN, Trustee)
Affiant)
)
Subscribed and sworn to before me,)
This 29th day of May, 2024.)
)
NOTARY PUBLIC)
My Commission Expires: March 9, 2027.)

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, DAIN CHRIS PENZHORN and LEIGH HEATHER PENZHORN, a married couple, "Grantor," by these presents, does hereby quitclaim and convey unto DAIN CHRIS PENZHORN AND LEIGH HEATHER PENZHORN, AS TRUSTEES OF THE PENZHORN TENNESSEE COMMUNITY PROPERTY TRUST, dated May 29, 2024, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

Parcel 1: 127-00-0-315.00

Beginning at an iron pin in the northerly margin of Charlotte Pike (US Highway 70 North), said iron pin being the Southwest corner of the property conveyed to Barnie B. Boone by deed of record in Book 4393, page 172, in the Register's Office for Davidson County, Tennessee; thence along the margin of Charlotte Pike, South 57 degrees 36 minutes West 296.65 feet to a point; thence along a division line, North 13 degrees 07 minutes West 212.40 feet to a point; thence North 49 degrees 37

minutes West 104.03 feet to a point; thence North 24 degrees 00 minutes West 995.32 feet to a point; thence North 00 degrees 22 minutes West 1344.61 feet to a point; thence South 87 degrees 15 minutes West 226.82 feet to a point in the line of Deerwood Estates, of record in Book 5200, page 220, in the Register's office for said County; thence along the line of Deerwood Estates, North 05 degrees 28 minutes East 390.94 feet to a point; thence North 05 degrees 06 minutes East 473.56 feet to a point; thence North 12 degrees 20 minutes East 112.82 feet to a point in the line of property now or formerly belonging to Byrd; thence along the line of Byrd, South 82 degrees 39 minutes East 118.04 feet to a point; thence South 82 degrees 39 minutes East 101.04 feet to a point; thence South 84 degrees 31 minutes East 252.63 feet to a point; thence North 82 degrees 38 minutes East 308.30 feet to a point; thence South 83 degrees 44 minutes East 431.50 feet to a 30 inch oak; thence South 16 degrees 44 minutes West 245.50 feet to a point; thence South 19 degrees 28 minutes West 218.17 feet to a point; South 45 degrees 32 minutes West 374.0 feet to a point; thence South 64 degrees 23 minutes West 357.72 feet to a point; thence along a division line, South 14 degrees 35 minutes East to a point, in the northeast corner of property conveyed to Boone by deed of record in Book 4393, page 172, in said Register's Office; thence along the line of Boone, South 57 degrees 11 minutes West 320.00 feet to an iron pin, the Northwest corner of Boone; thence continuing with Boone, South 28 degrees 05 minutes East 541.84 feet to the point of beginning.

Parcel 2: 127-00-0-267.002

Included in the above description, and included in this conveyance is the following property:

A 10.14 acre parcel of land located on the North side of Charlotte Pike approximately 2000 feet West of the intersection of the centerline of Charlotte Pike (Highway 70) and the centerline of Quail Creek Road in the North Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southeast corner of the property herein described, said corner being a existing steel pin found in the base of a 14 inch diameter pine tree found 40 feet North of the centerline of Charlotte Pike and bearing North 51 degrees 46 minutes 55 seconds East 356.83 feet from the intersection of the centerline of Highway 70 and a concrete box culvert under said highway; said point of beginning being the Southeast corner of the parent tract of land and the Southwest corner of the Diep N. Le property as described in Instrument Number 20080813-0083238; thence South 58 degrees 11 minutes 12 seconds West a distance of 102.32 feet along the North right of way of Charlotte Pike to a ½ diameter x 24 inch long steel pin with cap #2838 set; thence North 27 degrees 25 minutes 08 seconds West a distance of 541.92 feet along the West line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set; thence North 14 degrees 54 minutes 43 seconds West a distance of 1007.26 feet along the west line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set, said pin being the Northwest corner of the property herein descried; thence North 76 degrees 04

minutes 53 seconds East a distance of 419.09 feet along the North line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set in the west line of the John Harris property as described in Instrument Number 20090612-0054731, in the Register's Office of Davidson County, Tennessee; thence South 13 degrees 52 minutes 26 seconds East a distance of 875.51 feet along the west line of Harris and passing a ½ inch diameter x 24 inch long steel pin with cap #2838 found at 43.73 feet to a 5/8 inch diameter steel pin with cap marked "Byrd" found in the Northeast corner of the Diep N. Le property as described in Instrument Number 20080813-0083238; thence South 57 degrees 48 minutes 47 seconds West a distance of 320.00 feet along the north line of Diep N. Le to a ½ inch diameter x 24 inch long steel pin with cap #2838 set; thence South 27 degrees 27 minutes 13 seconds East a distance of 541.84 feet along the west line of Diep N. Le to the point of beginning, and containing 10.14 acres, by survey of Jason W. Looper, TN RLS #2838, dated December 12, 2019.

Together with an easement for installation and maintenance of septic field lines as conveyed by Instrument Number 20200107-0002062, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dain Chris Penzhorn and Leigh Heather Penzhorn, a married couple, by deed from Patrick W. Finley and Claire Marie Finley, husband and wife, of record in Instrument Number 20230518-0037521, Register's Office for Davidson County, Tennessee.

This is improved property known as 8170 & 8166 Charlotte Pike, Nashville, TN 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of May, 2024.

~~DAIN CHRIS~~ PENZHORN

LEIGH HEATHER PENZHORN

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 DAIN CHRIS PENZHORN and LEIGH HEATHER PENZHORN, with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 29 day of May, 2024.

Elizabeth L. Adams
~~Notary~~ Public

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: March 9, 2027.