Karen Johnson Davidson County
Batch # 1141486 DEEDQC
06/03/2024 10:10:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240603-0040892

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 31st day of May, 2024.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

Address New Owners as Follows:
Lawrence Richard Pernosky and
Paula Ann Pernosky, Trustees
6048 Opus Street
Brentwood, TN 37027

Send Tax Bills To:
NEW OWNER

Map-Parcel:
171-02-0C-013.00-CO

QUITCLAIM DEED

In consideration of One Dollar ($1.00), and other good and valuable consideration, **Lawrence Pernosky and Paula Pernosky, husband and wife,** GRANTOR, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Lawrence Richard Pernosky and Paula Ann Pernosky, as Trustees of The Pernosky Family Revocable Living Trust Dated December 29, 2020,** GRANTEE. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Final Plat, Callie Subdivision, Phase 1 of record in Plat Book , Page , 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 Lawrence Pernosky and Paula Pernosky, husband and wife, by Warranty Deed from GP Luxury, LLC, a Tennessee limited liability company, of record in Instrument No. 20240430-0031331, in the Register's Office for Davidson County, Tennessee.

Being improved property also known as 6048 Opus Street, Brentwood, Tennessee 37027.

Said conveyance is made subject to such restrictions, encumbrances, and limitations as may affect the property.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures on this the 31st day of May, 2024.

GRANTOR:

Lawrence Pernosky

Paula Pernosky

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lawrence Pernosky and Paula Pernosky**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 31st day of May, 2024.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24