THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1151118 DEEDQC 06/26/2024 12:40:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20240626-0047919	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 25th day of June, 2024. Notary Public My Commission Expires: 7-7-27

CHRISTIAN ADAM LARSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

QUITCLAIM DEED

Address New Owner: The Penn Trust 2174 Golf Club Lane Nashville, Tennessee 37215	Send Tax Bills to: New Owner	Tax Parcel ID No. 117-07-0A-174.00-CO

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, **MELANIE PENN, UNMARRIED,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **THE PENN 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:

Land in Davidson County, Tennessee, being Unit 174 on the Plan of Gloucester Square, of record in Plat Book 4460, Page 50, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melanie Penn, an unmarried person, by Warranty Deed of record in Instrument No. 20230427-0031181, said Register's Office.

This is improved property, known as: **2174 Golf Club Lane, Nashville, Tennessee 37215.**

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 25th day of June, 2024, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

MELANIE PENN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELANIE PENN**, 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 25th day of June, 2024.

CHRISTIAN ADAM LARSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Notary Public
My commission expires: 7-7-27

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 6/25/2024 (date of document).

Affiant Signature

6/25/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

