Karen Johnson Davidson County
Batch# 1284391 DEEDQC
06/13/2025 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0046341

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Debow, LLC 1274 2ND AVE S. STE 105 NASHVILLE, TN 37210	New Owner	053-03-0-448.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DEBORAH LEE PENYAK AND JULIA BASS,** by these presents do hereby quitclaim and convey unto **DEBOW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Section "C", Village of Old Hickory, of record in Plat Book 1424, Page 66, 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 Deborah Lee Penyak and Julia Bass by Warranty Deed from Jason R. Seaman and Adele Nolan, husband and wife of record in Instrument No. 20210427-0055718 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 27, 2021.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

[signatures of following page]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10 day of June, 2025.

Deborah Lee Penyak

Julia Bass

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Deborah Lee Penyak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of June 2025.

Notary Public

My Commission Expires: My Commission Expires October 28, 2028

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Julia Bass**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of June 2025.

My Commission Expires October 28, 2028

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 10 day of June 2025.

Affiant

My commission expires: 9/26/25
(Affix Seal)

Notary Public

202506130046341

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 10. 2025.

Affiant Signature

12th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028