QUITCLAIM DEED

Karen Johnson
Batch # 1353606
12/04/2025 08 20 52 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251204-0096181

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of November 2025

Notary Public

COMMISSION EXPIRES: My Commission Expires September 1, 2026
(AFFIX SEAL)

MICHAEL E TAVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Penny Lou Gattis	Penny Lou Gattis	053 11 0 109.00
(Name) 113 Teresa Dr.	113 Teresa Dr.	
(Address) Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Penny Lou Gattis, Trustee of the Pioneertown Trust, dated April 9, 2024, hereinafter referred to as Grantor(s), hereby quitclaim to Penny Lou Gattis, an unmarried woman, his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

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 No. 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

from Neal W. Jenkins and wife, Jacqueline F. Jenkins by Warranty Deed dated June 15, 2021 and recorded on June 17, 2021 in Instrument No. 20210617-0082025, Register's Office of Davidson County, Tennessee. The said Quenton Keith Gattis having since died on April 23, 2023 and subject property vested in Penny Lou Gattis as the surviving tenant by entirety.

Further being the same property conveyed to Pioneertown Trust from Penny Lou Gattis, unmarried by Quitclaim Deed dated April 7, 2024 and recorded on May 13, 2024 in Instrument No. 20240513-0035199, Register's Office of Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Penny Lou Gattis, Trustee of the Pioneertown Trust, dated April 9, 2024, has hereunto set his/her/their signature, on this, the 24th day of November 2025.

Penny Lou Gattis, Trustee of the Pioneertown Trust, dated April 9, 2024

BY: Penny Gattis
Penny Lou Gattis
Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Penny Gattis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustee of the Penny Lou Gattis, Trustee of the Pioneertown Trust, dated April 9, 2024, the within named bargainor, and that they as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 24th day of November, 2025.

Notary Public

My Commission Expires: My Commission Expires September 7, 2026

(SEAL)

