Karen Johnson Davidson County
Batch# 1367598 DEEDQC
01/08/2026 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001792

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
David F. Penson and Jennifer M. Penson, Co-Trustees Penson Family Trust 3431 Hopkins Street Nashville, TN 37215	New Owner	11711010000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **David F. Penson and Jennifer M. Penson, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Penson Family Trust Agreement dated September 1, 2006**, ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Lily Court Subdivision of record in Instrument Number 20040113-0005331, 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 **David F. Penson and Jennifer M. Penson, husband and wife**, by Warranty Deed dated June 18, 2015, from **Dale Avenue, LLC, a Tennessee limited liability company**, recorded in Instrument No. 20150619-0059070, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3431 Hopkins St., Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 8th day of January 2026.

David F. Penson

Jennifer M. Penson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **David F. Penson**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January 2026.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jennifer M. Penson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January 2026.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 8th day of January 2026.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, 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 January 8, 2026.

Affiant Signature

January 8, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of January 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

