Karen Johnson Davidson County
Batch# 1369916 DEEDQC
01/15/2026 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260115-0003734

PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 15, 2026.

Notary Public

My Commission Expires: _____

New Owner Address:
Jennifer J. Pennington Trust
17B Westlawn Court
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
103 08 0 144.00

QUITCLAIM DEED

Jennifer Jane Pennington ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Jennifer J. Pennington Trust**, dated January 15, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 15, 2026**.

Jennifer Jane Pennington

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jennifer Jane Pennington**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such personexecuted the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 15, 2026.

Notary Public

My Commission Expires: _____

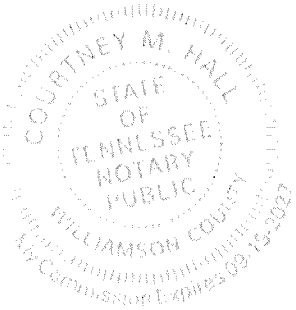


EXHIBIT A

Land in Davidson County, Tennessee, being Lot number 1 on the plan of Terry's Two Lot Subdivision of a portion of lot 337 of Westlawn Subdivision, as of record as instrument 20100223-0013767, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jefferson C. Pennington, IV and wife, Jennifer J. Pennington by deed recorded in Instrument No. 20110110-0002646, said Register's Office. Jefferson C. Pennington, IV having subsequently conveyed all of his interest in said property to Jennifer J. Pennington by deed of record in Instrument No. 20251023-0084526, Register's Office for Davidson County, Tennessee, pursuant to the terms of a Final Decree of Divorce in that certain case styled Jennifer Jane Pennington v. Jefferson Cumley Pennington, IV, Third Circuit Court for Davidson County, Tennessee, Docket No. 25D-405.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 17B Westlawn Court, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 15, 2026.

Affiant Signature

1/15/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 15, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-10-2027