Karen Johnson Davidson County
Batch # 1408879 DEEDQC
04/21/2026 08:57:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260421-0032522

QUITCLAIM DEED

This instrument prepared by:
Taylor L. Rippe, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Penny Marie Gentry 1015 Woods Lake Drive Madison, TN 37115	Penny Marie Gentry 1015 Woods Lake Drive Madison, TN 37115	33-15 PAR 81 11D32560

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement that certain case styled Penny Marie Gentry v. Clinton Odell Gentry, Davidson County Fourth Circuit Court No. 23D1454; and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Penny M. Gentry
Affiant

TAYLOR LEE RIPPE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

SUBSCRIBED AND SWORN TO before me this 16th day of March 2026.

Taylor L Rippe
Notary Public

My Commission Expires: 7-7-2027

WHEREAS, Clinton Odell Gentry ("Grantor") and Penny Marie Gentry ("Grantee") were married and are getting divorced; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Penny Marie Gentry v. Clinton Odell Gentry, Davidson County Fourth Circuit Court Case No. 23D1454;

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Clinton Odell Gentry, the Grantor, does hereby convey, remise, release and forever quitclaim unto Penny Marie Gentry, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

LAND in Davidson County, Tennessee being lot No. 138 on the Plan of Primrose Acres, Sec 2, as of record in Plat Book 2900, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Clinton O. Gentry and wife Penny M. Gentry by Warranty Deed, of record in Book 7690, Pages 555 – 557, Register's Office for Davidson County, Tennessee.

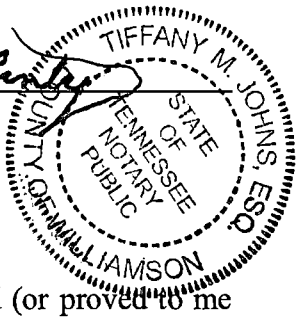
This is improved property known as 1015 Woods Lake Drive, Madison, TN 37115.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th day of March 2026.

Clinton Odell Gentry

CLINTON ODELL GENTRY



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CLINTON ODELL GENTRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: 4.3.2029