This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1480651 DEEDQC
10/05/2026 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261005-0091507

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Richard & Maureen McPencow, Co-Trustees 281 Blackpool Drive Nashville, TN 37211	SAME	173-10-0C-112.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, WE, **RICHARD P. MCPENCOW A/K/A RICHARD MCPENCOW AND MAUREEN M. MCPENCOW, A/K/A MAUREEN MCPENCOW, HUSBAND AND WIFE,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **RICHARD P. MCPENCOW AND MAUREEN M. MCPENCOW, CO-TRUSTEES OF THE MCPENCOW FAMILY LIVING TRUST, U/A/D SEPTEMBER 10, 2026,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Phase Four, Delvin Downs of record in Instrument No. 20210203-0015652, 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 Richard P. McPencow, a/k/a Richard McPencow and Maureen M. McPencow, a/k/a Maureen McPencow, husband and wife, by Warranty Deed from Capitol Homes, Inc., a Tennessee corporation, of record in Instrument No. 20211223-0170099, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: **281 Blackpool Drive, Nashville, TN 37211**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of September, 2026.

Richard P McPencow
RICHARD P. MCPENCOW

Maureen M McPencow
MAUREEN M. MCPENCOW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard P. McPencow and Maureen M. McPencow, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 10th day of September, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Richard P McPencow
Affiant

Subscribed and sworn to before me, this the 10th day of September, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 10/4/27

Certificate of Authenticity

I, Jill Simmons, 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 10/2/26.

Date

Affiant Signature

10/2/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of October, 2026.

Notary's Signature

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)