Karen Johnson Davidson County
Batch# 1485340 DEEDQC
10/16/2026 12:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261016-0095206

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Keenan and Geralyn Pettit
Address: 6620 Louisia Bradley Circle
Hermitage
State: TN Zip Code: 37076

Map Parcel ID #: 074 16 0A 115.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Keenan Pettit and Geralyn Pettit, a married couple, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Keenan Pettit and Geralyn Pettit, Trustees of the Pettit Family Trust dated September 15, 2026, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

See EXHIBIT A

Being same property conveyed in Instrument 20231120-0090141

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 115 on the Final Plat of Phase 2 - Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 31, 2017, from Linda Binns Disspayne, an individual, as to a one-third (1/3) undivided interest, Tom Douglas Binns, Trustee for The Tom Douglas Binns Trust Dated June 12, 2014, as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual, as to a one-third (1/3) undivided interest, of record in Instrument No. 20170802-0078781, and Scrivener's Affidavit dated February 1, 2021, of record in Instrument No. 20210203-0015209 and further being part of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company by Warranty Deed dated October 19, 2023, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20231020-0082198 and Memorandum of Corrected Affidavit of Consideration dated November 6, 2023 in Instrument No. 20231108-0087305, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20230113-0003133, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733 and Supplemental for Phase 2 – Section 3 of record in Instrument No. 20231023-0082853, Register's Office for Davidson County, Tennessee.**

3) **Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.**

4) **Conveyance of Open Space and PUDE areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20231023-0082854, said Register's Office.**

5) **Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.**

6) **Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.**

7) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, Instrument No. 20200923-0109241, Instrument No. 20220512-0054620, and Instrument No. 20230613-0044999, Register's Office for Davidson County, Tennessee.**

8) **Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.**

9) **Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.**

10) **Subject to the flow of the Cumberland River and any streams, creeks, or branches**

11) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property known as: 6620 Louisia Bradley Circle, Hermitage, TN 37076 .

Being the same property conveyed in Instrument 20231120-0090141

The legal description contained herein was taken from the prior deed of record referenced above, and no new survey was performed in connection with this conveyance. Grantor makes no warranty, express or implied, as to the title, condition, or any matter whatsoever concerning the property conveyed, and Grantee accepts this conveyance subject to all defects, encumbrances, and matters of record, if any.

Geralyn Pettit
Grantor's Signature

Grantor's Signature

Geralyn Pettit
Grantor's Name

Keenan Pettit
Grantor's Name

STATE OF Tennessee

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Geralyn Pettit & Keenan Pettit whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of September, 2026

Notary Public

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00

Geralyn Pettit
Affiant

Affiant

STATE OF Tennessee

COUNTY OF Davidson)

Subscribed and sworn to before me this 15th day of September, 2026

Notary Public

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 9/15/26 (date of document).

Affiant Signature

10/9/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

