Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Davidson County DEEDQC
Recvd: 08/16/11 10:15 5 pgs
Fees:27.00 Taxes:0.00
20110816-0063088

Returned to:

JUSTIN ANDREW PENDERGRASS
7737 DANIEL TRACE
NASHVILLE, TN 37221

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 10 day of August, 2011, by and between

DEVON C. BERRY PENDERGRASS AND JUSTIN ANDREW PENDERGRASS

Hereinafter referred to as Grantor, and

JUSTIN ANDREW PENDERGRASS

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document #2008111-0003641, dated January 2, 2008, recorded January 11, 2008 in DAVIDSON County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

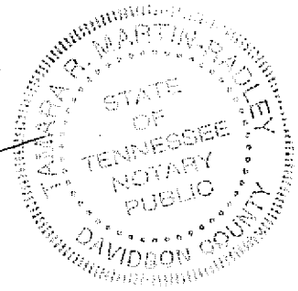
WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Devon C. Berry Pendergrass

Justin Andrew Pendergrass

DEVON C. BERRY PENDERGRASS

JUSTIN ANDREW PENDERGRASS



STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DEVON C. BERRY PENDERGRASS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 10th day of August, 2011.

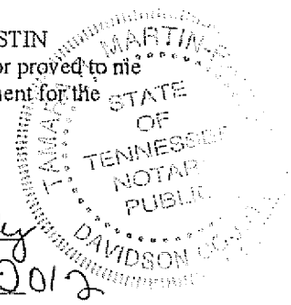
Tamara R. Martin-Radley
Notary Public
Commission expires: 09 January 2012

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JUSTIN ANDREW PENDERGRASS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 10th day of August, 2011.

Tamara R. Martin-Radley
Notary Public
Commission expires: 09 January 2012

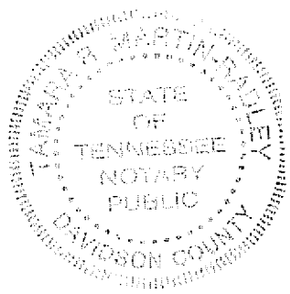


VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ $1.00.

Affiant

Our File No. ANA201119254



Subscribed and sworn to before me this 10th day of August, 2011.

Notary Public
Commission Expires 09 January 2012

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JUSTIN ANDREW PENDERGRASS	JUSTIN ANDREW PENDERGRASS	7737 DANIEL TRACE NASHVILLE, TN 37221
7737 DANIEL TRACE	7737 DANIEL TRACE	MAP PARCEL NO.:
NASHVILLE, TN 37221	NASHVILLE, TN 37221	126-15-A096.00CO

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 115, SECTION TWO, BOONE TRACE AT BILTMORE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 316 AND 317, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL ID: 126-15-A096.00CO

Being the same premises conveyed unto DEVON C. BERRY PENDERGRASS AND JUSTIN ANDREW PENDERGRASS, WIFE AND HUSBAND, by virtue of Deed from DANIEL MENG dated January 2, 2008, recorded January 11, 2008 in 2008111-0003641, Davidson County, TN.

PROPERTY COMMONLY KNOWN AS: 7737 DANIEL TRACE, NASHVILLE, TN 37221

True Copy Certification

I, __Shawnna Sorenson_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of _____PA_____

County of _____Montgomery_____

Personally appeared before me, Robert E. Fryer, a notary public for this county and state, Shawnna Sorenson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec. 22, 2014
Notary' Seal (if on paper)

NOTARIAL SEAL
ROBERT E FRYER
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Dec 22, 2014