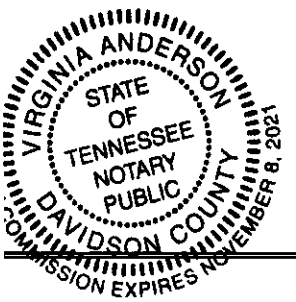
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215
File No. 170311227

Bill Garrett Davidson County
Batch# 94570 **DEEDQC**
05/21/2018 09:11:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180521-0048148



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2018.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rick Pendergrast 1009 S Clubhouse Ct Franklin, TN 37067	New Owner	071-15-0-239.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Rick Pendergrast,** (hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **Rick Pendergrast,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 35 & 36, as shown on the map entitled Highland Land Company's Subdivision, of record in Plat Book 421, page 14, 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 by Warranty Deed from Anthony E. Seay and Ruth S. Seay, Husband and Wife, to Rick Pendergrast, as recorded on the 6th day of April, 2017 in Instrument No. 20170406-0033643, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1332 Lischey Avenue Nashville, TN 37207.

The purpose of this Quitclaim Deed is to restore Lots 35 and 36 back to their original integrity as 25' lots as shown on the Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, AND assign two separate Tax Parcel Identification Numbers.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2018.

Rick Pendergrast

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Rick Pendergrast, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of May, 2018.

Notary Public

My Commission Expires: _____

