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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 24th day of January, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 188317 DEEDQC
01/25/2019 11:12:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190125-0007451

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Pendergrast 1009 S Clubhouse Ct Franklin, TN 37067	New Owner	P/O 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 **Richard B. Pendergrast and Richard C. Pendergrast, as joint tenants with rights of survivorship,** 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 35, 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 part of the same property conveyed to Rick Pendergrast, as recorded on the 21st day of May, 2018 in Instrument No. 20180521-0048148, in the Register's Office of Davidson County, Tennessee.

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

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 2019 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 24th day of January, 2019.

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 24th day of January, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020