DAVIDSON COUNTY
(Kristin's Deed & Pugh Road)

Prepared by and Return to:

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Karen Johnson Davidson County
Batch# 286749 DEEDQC
09/17/2019 10:16:45 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190917-0094047

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCELS:	
Chris C. Pardue, Trustee		108 00 0 147.02	108 16 0 141.00
24 White Bridge Road	**(SAME)**	108 00 0 148.01	108 16 0 142.00
Nashville, TN 37205		108 00 0 195.00	124 00 0 011.00
		108 00 0 219.00	124 00 0 012.00
		108 16 0 140.00	

Travis K. Pardue (hereinafter referred to as the "Decedent") died on April 5, 2017, leaving a Last Will and Testament dated March 4, 2002 (the "Last Will and Testament"). The Last Will and Testament was admitted to probate on June 8, 2017, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned case number 17P-809. The Personal Representative, CHRIS C. PARDUE, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, CHRIS C. PARDUE, Personal Representative of the Estate of TRAVIS K. PARDUE (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto each of CHRIS C. PARDUE, Trustee of the COREY PARDUE TRUST, UWD March 4, 2002, and CHRIS C. PARDUE, Trustee of the ADAM PARDUE TRUST, UWD March 4, 2002 (hereinafter collectively referred to as "Grantee"), their successors and assigns, a fifty percent (50%) each undivided interest in and to the following described properties located in Davidson County, Tennessee, to-wit:

Please see Exhibit A, attached hereto.

The legal descriptions stated in Exhibit A has been taken from the prior Quitclaim Deed conveying the interest in said properties to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 2nd day of JANUARY, 2018.

ESTATE OF TRAVIS K. PARDUE, Grantor

By: Chris C Pardue
CHRIS C. PARDUE, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, CHRIS C. PARDUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the Estate of Travis K. Pardue and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 2nd day of JANUARY, 2018.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAY 5, 2020

Tommy C Estes
Notary Public
My Commission Expires: 05-05-2020

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

1275723

Exhibit A

TRACT NO. 1:
Map & Parcel ID: 108 00 0 147.02

This is unimproved property known as: 3324 Bell Road, Nashville, in Davidson County, TN.

Being the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron stake at the northwest corner of the property conveyed to Robert L. Tucker and wife, by deed from William Thaxton Boner and wife, of record in book 3576, page 419, Registers Office for said County; thence with said Tucker's western boundary line south 0° 40'west 200 feet to an iron stake in Goodwin's northern boundary line; thence with said Goodwin' line north 87° 30' west 625.5 feet to a planted stone in a fence line; thence with same north 1 deg. 20' east 199.4 feet to an iron stake; lhence south 87° 33' east 623.2 feet to the beginning, containing 2.8 acres, more or less.

TRACT NO. 2:
Map & Parcel ID: 108 00 0 148.01

This is improved property known as: 3320 Bell Road, Nashville, in Davidson County, TN.

A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee being part of the Rebecca Pulley Dower Tract on a map showing W. M. Pulley's Land, of record in Plan Book 3, page 9, Chancery Court for said County, described according to a survey made August 31, 1963, by Ernest Medlin, Surveyor, as follows:

Beginning at the southwest corner of the, property conveyed to J. W. Boner and wife, by deed from Joseph R. West, Clerk and Master, of record in Book 871, page 546, Register's Office for said County; thence with E. C. Goodwin's easterly line south 3° west 210 feet; thence south 86° 30' east 1361.6 feet to the center of Pleasant Hill Road; thence with the center of said Road north12° 45' west 216.5 feet thence leaving said Road and with a fence line north 86° 30' west 1304 feet to the beginning, contain 6 acres more or less.

TRACT NO. 3:
Map & Parcel ID: 108 00 0 195.00

This is unimproved property known as: 0 Pleasant Hill Road, Nashville, in Davidson County, TN.

Being the 3rd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin being the southwest corner of the Bill Colson property common to the Northwest corner of LIT (Land Investors of Tennessee) in the most Eastern line of JER Corporation common to both of the above; thence with the common line between JER Corporation and Bill Colson, N 3° 52' 28" E 412.22 feet to a common corner of Bill Colson, JER Corporation, and LIT; thence with the North line of JER Corporation and common to the south line of LIT N 84° 50' 23" W 314.74 feet to a point; thence with the following new line through the JER Corporation S 7 deg. 56' 21" W 392.55 feet to a point; thence S 75 deg. 49' 58" E 128.59 feet to a point; thence N 77° 52' 23" E 54,98 feet to a point; thence S 79 deg. 10' 23" E164.33 feet to the point of beginning.

TRACT NO. 4:
Map & Parcel ID: 108 00 0 219.00

This is unimproved property known as: 3326 Bell Road, Nashville, in Davidson County, TN.

Being a portion of Robert Tucker property lying in the 3rd Civil District of Davidson County, TN, as recorded in Deed Book 3576, Page 419, Registers Office for Davidson County, TN, and more fully described as follows:

Beginning on an iron pin located N 87 deg. 33'00 W, 386.70 feet from an existing iron pin in the west r.o.w. of Pleasant Hill Road, thence with the fence N 87 deg. 33'00" W. 243.12 feet to an iron pin at the base of fence corner; thence with the fence S 0 deg. 46' 22" W, 200.00 feet to a corner fence post, thence with the fence S 88 deg. 17' 34" E, 105.40 feet to an iron pin in the fence, thence with a new line and leaving fence N 36 deg. 02'36" E, 238.36 feet to the Point of Beginning, containing 0.795 acres computed area.

Tract No. 5
Map & Parcel: ID: 124 00 0 011.00

This is unimproved property known as: 3315 Pugh Road, Hermitage, in Davidson County, TN.

A tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the center of Pugh Road 74 2/3 rods from the southeast corner of my farm, thence northerly 160 rods to the point in the northerly margin of my farm 74-2/3 rods from the northeast corner thereof, thence westerly 37-1/2 rods to the northwest corner of my property thence with the westerly boundary of my property 160 rods to the center of Pugh Road; thence easterly 37-113 rods to the point of beginning containing 38-1/3 acres, more or less.

Tract No. 6:
Map & Parcel ID: 124 00 0 012.00

This is unimproved property known as: 0 Pugh Road, Hermitage, in Davidson County, TN.

A 0.50 acre, more or less triangular tract or parcel of land in Davidson Count, Tennessee, adjoining the southwesterly corner of Tract One described above and being shown on the Davidson County Tax Assessor's Map as Tax ID No. 19-124.00-0-012, bounded 225 feet, more or less on a the northerly line, 420 feet, more less on the easterly line, and 495 feet, more or less on the line along the curve of Pugh Road.

Tract No. 7: (3 parcels are listed in this tract)

Map & Parcel ID: 108 16 0 140.00
This is unimproved property known as: 3316 Bell Road, Nashville, in Davidson County, TN.

Map & Parcel ID: 108 16 0 141.00
This is unimproved property known as: 3312 Bell Road, Nashville, in Davidson County, TN.

Map & Parcel ID: 108 16 0 142.00

This is unimproved property known as: 3306 Bell Road, Nashville, in Davidson County, TN.

A certain Tract of Land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 72, 73, and 74, on the Plan of Lakeview Hills, Section IV, of record in Book 5200, Page 642, Register's office for Davidson County, TN to which plat reference is hereby made for a more complete description.

ALL OF THESE TRACTS 1-7 above being the same real properties conveyed to TRAVIS K. PARDUE, by Quitclaim Deed, dated November 7, 2013 from Kristen M. Pardue, a/k/a Kristen Pardue, (a/k/a Kristin M. Pardue), and filed of record in Instrument No. 2013-1115-0117996, in the Register's Office for Davidson County, Tennessee.