This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) David Pegram	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 2027 Wilson Lane	(STREET ADDRESS)	025-03-0-032
(CITY) Millersville (STATE) TN (ZIP) 37072	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Mary Pegram,** Grantor, does hereby quitclaim and convey unto **David Pegram, unmarried**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Lot No. 4 on the plan of The F.G. Hooper Lots, of record in Book 8250, Page 684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot. Being Lot No. 49 on the revised map of the Moncrief Subdivision of the Allen Mathes Lands at Goodlettsville. Said lot No. 49 fronts 101 feet on the east side of Moncrief Avenue, runs back between parallel lines, showing 552 feet on the south line and 565 feet on the north line, and shows 100 feet on the rear line.

Being the same property conveyed to Raymond Pegram and Mary Pegram, a married couple, as tenants by the entireties by Deed of record in Instrument No. 201606160061051, in the Register's Office for Davidson County, Tennessee. The said Raymond Pegram having since died on November 13, 2018 vesting sole ownership in Mary Pegram.

This is improved property known as: 435 Moncrief Avenue, Goodettsville, TN 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 3rd day of February, 2020.

Affiant

My commission expires: 6/22/2021 (Affix Seal)

Kayla Holder
Notary Public

KAYLA HOLDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Witness my hand this 3rd day of February, 2020.

Mary Pegram
Mary Pegram

Karen Johnson Davidson County
Batch# 358288 **DEEDQC**
02/14/2020 09:04:00 AM 1 pg
Fees: $12.00 Taxes: $0.00

20200214-0016983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2020, before me personally appeared Mary Pegram, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 3rd day of February, 2020.

Kayla Holder
Notary Public

My Commission Expires:
6/22/2021

KAYLA HOLDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires