THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills, Suite 130** **Nashville, TN 37215** **File #200930434**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10 day of December, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 530965 **DEEDQC**
12/11/2020 10:27:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201211-0145369

QUITCLAIM DEED

Address New Owner: Richard C. Pendergrast 1332A Lischey Avenue Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 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, **Richard B. Pendergrast and Richard C. Pendergrast, as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Richard C. 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 35, as shown on the map entitled The Highland Land Co'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 to Richard B. Pendergrast and Richard C. Pendergrast, as joint tenants with rights of survivorship, by Quitclaim Deed from Rick Pendergrast, of record in Instrument No. 20190125-0007451, in the Register's Office of Davidson County, Tennessee, dated January 24, 2019 and recorded on January 25, 2019.

Grantor warrants that they never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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 2021 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 10 day of December 2020.

Richard B. 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 Richard B. Pendergrast, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of December 2020.

Notary Public
My Commission Expires: _____