Karen Johnson Davidson County
Batch# 562660 DEEDQC
01/27/2021 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210127-0012286

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

File No.: TN2115100

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-27-2022

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of January, 2021.

_____
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James Pendergrass 728 Branch Creek Road Nashville, TN 37209	NEW OWNER	10310001800

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Rhonda Pinkerman,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **James Pendergrass and wife, Rhonda Pinkerman,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Brookside Courts, Addition No. 3, of record in Book 1835, page 107, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Also conveyed herewith is a Deed of Easement of record in Book 5134, Page 408, in the Register's office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda Pinkerman, an unmarried woman from John G. Logan III and wife, Susan Logan, by Warranty Deed dated 01/07/2005 and recorded 01/10/2005 in Instrument No. 20050110-0003796, Register's Office of said County.

The address of the herein described property is believed to be 728 Branch Creek Road, Nashville, TN 37209.

WITNESS OUR HAND, this _____ day of January, 2021.

Rhonda Pinkerman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Rhonda Pinkerman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 20 day of January, 2021.

Notary Public

Robyn L McCormack
Printed Notary Name

My commission expires: 11 19 23

ROBYN L MCCORMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

True Copy Certification

I, **Jennifer L. Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022