Karen Johnson Davidson County
Batch# 1028394 DEEDQC
07/19/2023 01:29:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230719-0055623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Cynthia Marie Pedigo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF June 2023

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hansverd Pedigo, Jr.	**SAME**	**091-14-0-052.00**
(NAME) **5612 O'Brien Avenue**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **CYNTHIA MARIE PEDIGO LATTANZI, and WILLIAM HANSVERD PEDIGO, JR.,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **WILLIAM HANSVERD PEDIGO, JR., a single individual,** hereinafter called the Grantee and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "O" on the map of Palo Alto Subdivision, as of record in Book 161, page 169, Register's Office for said County.

Said Lot No. 3 fronts 57 feet on the northerly side of Martha Street and runs back 150 feet, more or less, on the westerly line and 150.2 feet on the easterly line to an alley, measuring 57 feet thereon.

Being the same property conveyed to WILLIAM H. PEDIGO and wife, SARAH E. PEDIGO, from MILDRED ANN SADLER, a single person, by Warranty Deed dated December 14, 1976, and recorded on December 20, 1976, in the *Register's Office for Davidson County, Tennessee*, of record in Book 5098, Page 341.

Further, said property passing to CYNTHIA MARIE PEDIGO LATTANZI, and WILLIAM HANSVERD PEDIGO, JR., by intestate succession, the aforementioned WILLIAM H. PEDIGO having died on June 13, 1994, and wife, SARAH E. PEDIGO, having died on September 29, 2021, as referenced by Affidavit of Heirship dated June 23, 2023, and recorded on July 19, 2023 in the Register's Office for Davidson County, Tennessee, Instrument No. 20230719-0055622.

For purposes of this transaction, the aforementioned WILLIAM H. PEDIGO and WILLIAM HANSVERD PEDIGO, SR. are one in the same person.

For purposes of this transaction, the aforementioned SARAH E. PEDIGO and SARAH ELIZABETH VERNON PEDIGO are one in the same person.

This property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Unimproved ( )
This is improved (X) property, known as: **5612 O'Brien Avenue, Nashville, Tennessee 37209.**

Witness our hands, this the 23rd day of June, 2023.

Cynthia Marie Pedigo Lattanzi
CYNTHIA MARIE PEDIGO LATTANZI

William Hansverd Pedigo Jr.
WILLIAM HANSVERD PEDIGO, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CYNTHIA MARIE PEDIGO LATTANZI** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 23rd day of June, 2023.

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM HANSVERD PEDIGO, JR.** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 23rd day of June, 2023.

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public