Karen Johnson Davidson County
Batch# 1035124 DEEDQC
08/07/2023 09 02 25 AM 2 pgs
Fees $12 00 Taxes $0 00
20230807-0060718

THIS INSTRUMENT PREPARED BY:
First Jordan, FLP
8519 Coopertown Road
Joelton, TN 37080

Address New Owner(s)
The Pendleton Family Trust
P.O. Box 695
Madison, TN 37116

Send Tax Bills To:
SAME

Map & Parcel
161-04-0-052.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **First Jordan, FLP** ("Grantor") does hereby quitclaim and convey unto **Erin Dias, Trustee of The Pendleton Family Trust** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows.

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of April Lane Subdivision, of record in Book 2330, page 132, Register's Office for said County, as follows:

Said Lot No. 12 fronts 70 feet on the southerly side of April Lane and extends back between lines 195.4 feet on the easterly line and 193 feet on the westerly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to First Jordan, FLP by deed from The 309 April Lane Trust, L&O Farms FLP as Trustee on April 2, 2012, of record in Instrument Number 20120420-0033758, Register's Office for Davidson County, Tennessee.

Improved property known as **309 April Lane, Nashville, TN 37211.**

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of August 2023

First Jordan, FLP

By William Lain, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Lain** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal this 3rd day of August 2023

NOTARY PUBLIC

My Commission Expires 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this 3rd day of August 2023

NOTARY PUBLIC

My Commission Expires 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY