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QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1130704 DEEDQC
05/03/2024 12:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240503-0032679

WG-QCD-24-119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Exempt . TCA 67-4-409(a) Affiant not applicable

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-1-2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah E Pendrick, married	**Same as new owner**	
(NAME) **1243 Martin Street,**	(NAME)	**105-7-1-B-119.00CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA J PENDRICK AND SARAH E PENDRICK,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SARAH E PENDRICK, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 119, THE SIX10 MERRITT CONDOMINIUM, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150924-0097122, amended in Instrument No. 20160831-0091430 amended in Instrument No. 20160831-0091430, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua J. Pendrick and Sarah E. Pendrick, Husband and Wife from Six 10 Merritt, LLC, A Tennessee Limited Liability Company by Warranty Deed of record in Instrument 20170209-0013724 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1243 Martin Street, Nashville, Tennessee 37203**.

NOTARIAL SEAL STATE OF OHIO

MARY ANN COLATRUGLIO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-01-2026

Witness my/our hand(s) this the 4 day of 5, 2024.

Joshua J Pendrick

Sarah E Pendrick

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA J PENDRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of April, 2024.

Notary Public
My Commission Expires: 09/05/25
(SEAL)

WILMA FREEMAN
COMM. # 2374039
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES SEP. 5, 2025

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH E PENDRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of April, 2024.

Notary Public
My Commission Expires: 09/05/25
(SEAL)

WILMA FREEMAN
COMM. # 2374039
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES SEP. 5, 2025

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212