QUITCLAIM DEED
(with rights of survivorship)

PREPARER'S DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Thomas H. Pardue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2025

Audrey Rutherford
Notary Public

MY COMMISSION EXPIRES 3-3-26 (AFFIX SEAL)

AUDREY RUTHERFORD
TENNESSEE NOTARY PUBLIC
My Comm Exp March 3, 2026
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd , Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Thomas H Pardue	Thomas H Pardue	PART OF 55-52
(NAME)	(NAME)	
4232 Bull Run Road	4232 Bull Run Road	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1254795
04/01/2025 12 17 50 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250401-0024632

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas H. Pardue**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Thomas H Pardue and William E. Pardue, as joint tenants with rights of survivorship**, hereinafter called the **GRANTEE**, survivor and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land lying in the 13th Civil District of Davidson County, Tennessee and being Tract 4 of an unrecorded survey of the Thomas H. Pardue property and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way of Bull Run Road at the southwesterly corner of Chris and Jennifer Rowe, as of record in Instrument Number 20001010-0100488, Register's Office for Davidson County, Tennessee and Deed Book 1148, Page 326, R.O.D.C., TN, said point being the southeasterly corner of the herein described tract, thence with said right of way South 56°38'30" West 133.83 feet to an iron pin, said point being the southwesterly corner of the herein described tract and the southeasterly corner of Tract 3 of said unrecorded survey; thence leaving said right of way and with the easterly lines of Tract 3, North 33°21'30" West 121 89 feet to an iron pin; thence North 03°43'52" East 24.87 feet to an iron pin; thence North 31°21'16" West 45.27 feet to an iron pin; thence North 75°40'01" West 120.87 feet to an iron pin; thence North 27°05'33" West 1,347.18 feet to an iron pin in the southerly line of Joel A. Hoffman, as of record in Instrument Number 20070820-0099387, R.O.D.C., TN, said point being the northwesterly corner of the herein described tract and the northeasterly corner of Tract 3; thence with the line of Hoffman North 87°46'29" East 384.70 feet to a flagged/painted tree, said point being the northwesterly corner of Chris and Jennifer Rowe, as of record in Instrument Number 20001010-0100488, R.O.D.C., TN, said point being the northeasterly corner of the herein described tract; thence leaving Hoffman's line and with the westerly lines of Rowe, South 20°33'33" East 991.45 feet to an iron pin in the centerline of a ditch at the northwesterly corner of Chris and Jennifer Rowe, as of record in Instrument Number 20001010-0100488, R.O.D.C., TN and Deed Book 1148, Page 326, R.O.D.C., TN; thence with the meanders of said ditch South 30°35'49" East 128.01 feet to a point; thence South 23°41'16" East 131.10 feet to a point; thence South 32°14'47" East 63.97 feet to a point; thence South 15°32'54" East 47.87 feet to a point; thence South 32°21'28" East 31.17 feet to a point; thence South 07°06'07" East 33.15 feet to a point; thence South 36°27'43" East 22.27 feet to the point of beginning and containing 9.33 acres, more or less, as per survey of J E McAleer, Jr , TRLS NO 1133, 6395 Hwy 109 North Lebanon, TN 37087, dated January 18, 2023, Job No 024-22

AND BEING a portion of the property conveyed to Thomas H and wife, Doris Jean Pardue, by Warranty Deed from Rossie Mai Pardue, Charlie E Pardue, Noah E Pardue and Thomas H Pardue, dated May 19, 1979 and filed of record in Deed Book 5437, Page 930, Register's Office for Davidson County, Tennessee The said Doris Jean Pardue is now deceased, having died on or about November 24, 1992, leaving the said Thomas H. Pardue the surviving tenant by the entirety and sole owner of said land.

AND BEING the same property conveyed to Thomas H. Pardue by Quitclaim Deed from Thomas H. Pardue, dated September 15, 2023 and filed of record in Instrument 20230920-0073965, Register's Office for Davidson County, Tennesssee.

Unimproved ☒

This is improved ☐ property, known as Bull Run Road, Ashland City, TN 37015
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand this 28 day of March, 2025

Thomas H. Pardue
Thomas H Pardue

STATE OF TENNESSEE)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas H Pardue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28 day of March, 2025

Audrey Rutherford
Notary Public
My Commission Expires 3.3.26

AUDREY RUTHERFORD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
March 3, 2026
COUNTY OF SUMNER