This instrument prepared by:
TONI W. RUTGERSON, ATTORNEY AT LAW
200 NASHBORO BOULEVARD
P.O. BOX 17116
NASHVILLE, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 1287264 DEEDQC
06/20/2025 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250620-0048187

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
JAMES PERGANDE 2433 RAVINE DRIVE NASHVILLE, TN 37217	NEW OWNER	150 00 0 160.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and 00/100 ($10.00) Dollars, cash in hand paid, DANIEL PHILLIP PERGANDE ("GRANTOR") has bargained and sold, and does hereby remise, release and forever quitclaim unto JAMES PERGANDE ("GRANTEE"), his entire right, title and interest in and to that certain parcel of land in **Davidson County, Tennessee**, described as follows:

Land in Davidson County, Tennessee, being the northeasterly part of Lot No. 4 and the easterly part of Lot No. 5 on the unrecorded plan of Sandy Richard Land and said part of Lot No. 4 also being the northeasterly part of the easterly 2 ½ acre part of Lot No. 10 on the plan of Foster Lands of record at Chancery Plan Book 2, Page 157, Register's Office for Davidson County, Tennessee, and described together according to a copy of a survey made by Ralph W.C. Lambert, dated September 30, 1965, as follows:

Beginning at a point in the southerly margin of Anderson Road, said point of beginning being 241 feet east of the common corner of Lot No. 5 (said Sandy Richardson Land) and Lot No. 10 (said Foster Lands), thence along said margin south 86 degrees 14' east 108 feet to an iron pin; thence, south 1 degree 45' west 404 feet to an iron pin; thence; north 86 degrees 14' west 108 feet to an iron pin; thence, north 1 degree 45' east 404 feet to an iron pin, the point of beginning.

Being the same property conveyed to James Pergande and Daniel Pergande, as joint tenants with right of survivorship, by deed from George Pergande of record as Instrument No. 20120515-0042030 in the Register's Office for Davidson County, Tennessee.

This is property commonly known as:
3161 Anderson Road
Antioch, TN 37013

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is ~~greater~~ for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12 day of June, 2025.

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Caitlin Marie Smith
Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF I have hereunto set my hand on this the 12 day of June, 2025.

DANIEL PHILLIP PERGANDE, Bargainor

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 DANIEL PHILLIP PERGANDE, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Subscribed and sworn to before me this 12 day of June, 2025.

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Caitlin Smith
Notary Public
My Commission Expires: _____

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 12, 2025.

Affiant Signature Date June 18, 2025

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 18 day of June, 2025,

Notary Public
My Commission Expires:

