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# 1287281 DEEDQC
06/20/2025 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250620-0048231

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
DANIEL PHILLIP PERGANDE 532 RURAL HILL ROAD NASHVILLE, TN 37217	NEW OWNER	150 00 0 020.00

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, JAMES CARLTON PERGANDE ("GRANTOR") has bargained and sold, and does hereby remise, release and forever quitclaim unto DANIEL PHILLIP 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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Parrish Engineers, Inc. dated February 12, 1966, as follows:

BEGINNING at a point in the northerly margin of Anderson Road, said point being 6579 feet, more or less, ease of Bell Road, also being the southeast corner of the property conveyed to Floyd Alexander and wife, by deed of record in Book 3902, page 429, Register's Office for said County; thence along Alexander's easterly line, North 3 degrees east – 261 feet to appoint, Alexanders' inner corner; thence along Alexander's southerly line, South 86 degrees 57' east 104 feet to a point in Pitt's original east line, being the westerly boundary of the D.C. Smith Property; thence along Smith's westerly line, South 3 degrees west 261 feet to a point in the northerly margin of Anderson Road; thence with the same, North 86 degrees 57' west 104 feet to the point of beginning.

Being the same property inherited by James Carlton Pergande, Deborah Ann Pergande Callis, and Daniel Phillip Pergande from George C. Pergande, whose estate was administered as Docket No. 21P793 in the Probate Court for Davidson County, Tennessee, as referenced in the Affidavit of Inheritance of record as Instrument No. 20210806-0106533 in the Register's Office for Davidson County, Tennessee. Deborah Ann Pergande Callis having conveyed her interest to James Carlton Pergande and Daniel Phillip Pergande by deed of record as Instrument No. 20210806-0106534 in the Register's Office for Davidson County, Tennessee.

This is property commonly known as:
3150 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.

Shirley Pergande
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.

James C Pergande
JAMES CARLTON 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 JAMES CARLTON 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 Marie 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:

