QUITCLAIM DEED

Karen Johnson
Batch # 1311653
08/19/2025 10:27:47 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250819-0066148

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF Robertson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of August, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
William Pendleton	William Pendleton	53-16-3
(NAME)	(NAME)	
206 Pitts Avenue	1353 Chapmansboro Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Chapmansboro, TN 37035	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251320

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, Harley Chase Pendleton, individually and Harley Chase Pendleton, Executor of the Estate of James Ray Pendleton , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto William Pendleton, hereinafter called the GRANTEES, their heirs 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 3 and part of Lot No. 2 on the unrecorded plan of Hays Subdivision, described according to survey by Harvey Gee dated 05/04/1948 as follows: Beginning on the westerly margin of Hadley Bend Road at the SE corner of the property conveyed to John R. Payne and wife, by deed from George P. Howell, et al, of record in Book 2634, page 349, Register's Office for said County; thence with said Payne's southern boundary line westerly 350 feet, more or less, to the corner of Lots 2 and 3 on the said unrecorded plan; thence S 10°30' E 60 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots easterly 350 feet to the westerly margin of Hadley Bend Road; thence with the same, N 10°30'W 72 feet to the beginning.

BEING the same property conveyed to James Pendleton and wife, Bonnie Pendleton by Warranty Deed from Larry Billy Joe Bly and Wendy Sue Pasch, dated 08/05/2002 and filed of record in Inst. No. 20020809-0096197, Register's Office for Davidson County, Tennessee. The said Bonnie Pendleton having died on or about 10/02/2019, leaving the said James Pendleton the surviving tenant by the entirety and sole owner of said land.

The said James Pendleton having died testate a citizen and resident of Davidson County, TN on or about 04/06/2022. Pursuant to his Will, which Will is of record in Docket No. 25P235 in the Probate Court of Davidson County, TN at Nashville, he devised subject premises to his son, Harley Chase Pendleton.

Unimproved ☐

This is improved ☒ property, known as 206 Pitts Avenue, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand 18 day of August, 2025.

Harley Chase Pendleton

Harley Chase Pendleton, Executor of the Estate of James Ray Pendleton

BY: Harley Chase Pendleton, Executor
Harley Chase Pendleton, Executor

STATE OF Tennessee
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Harley Chase Pendleton and Harley Chase Pendleton, Executor of the Estate of James Ray Pendleton, 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 18 of August, 2025.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
June 23, 2027