Karen Johnson
Batch # 1318125
09/04/2025 11:21:51 AM
Fees $12.00 Taxes $0.00
Davidson County
DEEDQC
2 pgs
20250904-0070699

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Michelle D. Pardue MICHELLE DIANNE PARDUE, AFFIANT Subscribed and sworn to before me, this 28 day of August 2025. Shelley Mason NOTARY PUBLIC My Commission Expires: 11-3-2025

STATE OF TENNESSEE NOTARY PUBLIC SHELLEY A MASON COUNTY OF DAVIDSON MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MICHELLE DIANNE PARDUE, TRUSTEE 132 Shute Circle Old Hickory, TN 37138	New Owner	Map and Parcel No.: 064 03 0A 053.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Michelle Dianne Pardue, Trustee ("Trustee") of the Pardue Family Trust, created July 25, 2019, ("Trust") do hereby quitclaim, transfer and convey unto Michelle Dianne Pardue, Trustee of the Michelle Pardue Family Trust, created July 24, 2025, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 132 Shute Circle, Old Hickory, Tennessee 37138, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Phase Seven, Section One, Brandywine Pointe, as shown on plat of record in Plat Book 7900, Page 806, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Larry Pardue, Trustee of the Pardue Family Trust, created July 25, 2019, from Larry Pardue, Trustee of the Pardue Trust Agreement, dated August 16, 1995, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20210611-0079177. The said Larry Pardue having since died on July 24, 2025, leaving Michelle Dianne Pardue as the Trustee of the Pardue Family Trust.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 28 day of August 2025.

Michelle D. Pardue
Michelle Dianne Pardue, Trustee of the Pardue Family Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Michelle Dianne Pardue, Trustee of the Pardue Family Trust**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of August 2025.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

