QUITCLAIM DEED

Karen Johnson
Batch # 1355700
12/09/2025 08 28 20 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251209-0097728

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 1 day of December 2025

Notary Public

COMMISSION EXPIRES: 07-02-29
(AFFIX SEAL)

NICOLE NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 7-2-2029

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Zane G. Pendergast and Brandi L. Pendergast	Zane G. Pendergast and Brandi L. Pendergast	075 09 0 077.00
(Name) 239 Bonnalynn Drive	249 Bonnalynn Drive	
(Address) Hermitage, TN 37076	Hermitage, TN 37076	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Zane G. Pendergast, hereinafter referred to as Grantor(s), hereby quitclaim to Zane G. Pendergast and Brandi L. Pendergast, husband and wife, his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being all of Lot 209 on the Plan of Section Two (REVISED) Hermitage Hills, of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zane G. Pendergast from Sandra M. Parrish and Andy L. Parrish, wife and husband by Warranty Deed dated October 11, 2016 and recorded on October 14, 2016 in Instrument No. 20161014-0108633, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 1 day of Dec, 2025.

Zane G. Pendergast

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Zane G. Pendergast, 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 and official seal, this the 1 day of Dec, 2025.

Notary Public

My Commission Expires: 07/02/29

(SEAL)

NICOLE NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029