THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Parcel Id.
Mike Sanders 311 Utley Drive Goodlettsville, Tennessee 37072	Same	018 03 0 019.00

Quitclaim Deed

Dorothy H. Sanders, a widow, Grantor, quitclaims to Mike Sanders, Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Connell Estates, Section 3, a plat of which is of record in Book 3600, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dorothy H. Sanders, by deed from Lester H. Sanders (a/k/a Lester Harold Sanders), of record in Instrument No. 20081020-0105176, Register's Office for Davidson County, Tennessee.

This is improved property known as: 311 Utley Drive, Goodlettsville, TN 37075.

Signed on January 3, 2013

Dorothy H. Sanders by Michael L. Sanders POA
Dorothy H. Sanders, Grantor

BILL GARRETT, Davidson County
Trans:T20130006324 DEEDQC
Recvd: 01/23/13 13:13 2 pgs
Fees:12.00 Taxes:0.00
20130123-0007461

State of Tennessee
County of Davidson

Personally appeared before me, Mike Sanders, with whom I am personally acquainted, or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Dorothy H. Sanders, and who acknowledged that she executed the same as attorney-in-fact for Dorothy H. Sanders.

Witness my hand, at office, on January 3, 2013.

Emily McCord
Notary Public

My commission expires: March 23, 2016



State of Tennessee
County of Davidson

On January 3, 2013, personally appeared before me, Dorothy H. Sanders, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Emily McCord
Notary Public

My commission expires: March 23, 2016

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me on January 3, 2013.

Mike Sanders
Mike Sanders, Affiant

Emily McCord
Notary Public
My commission expires: March 23, 2016

