QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2016

Notary Public

MY COMMISSION EXPIRES: 8/23/2018

(AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE POLICY

File No.: AV-15-3605

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale Sanders	NEW OWNER	
(NAME)	(NAME)	
3605 Floral Drive		**133-6-99.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Johnny C. Sanders, Jr., a widower**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Dale Sanders**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 on the Plan of Shady Park Subdivision, of record in Book 2330, Page 88, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Edna Pitts Smith and husband, Thurston Lee Smith to Johnny C. Sanders, Jr. et ux Katherine M. Sanders, dated May 20, 1982, recorded May 20, 1982 in Deed Book 5888, Page 794, in the Register's Office of Davidson County, Tennessee.

--And--

Being one-half of the public alleyway immediately adjacent to Lot No. 11 on the Plan of Shady Park Subdivision, of record in Book 2330, Page 88, Register's Office of Davidson County, Tennessee. Said alleyway closed by Amendment No. 1 to Ordinance No. 080-202.

Being the same property conveyed by Quitclaim Deed from Edna Pitts Smith and Thurston Lee Smith to Johnny C. Sanders, Jr. and wife, Katherine M. Sanders, dated May 20, 1982, recorded June 1, 1982 in Deed Book 5892, Page 592, in the Register's Office of Davidson County, Tennessee.

Katherine M. Sanders having died on April 7, 2013.

BILL GARRETT, Davidson County
Trans:T20150005883 DEEDQC
Recvd: 01/23/15 15:57 2 pgs
Fees:12.00 Taxes:0.00

20150123-0006961

unimproved ☐

This is improved ☒ property, known as 3605 Floral Drive, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (Postal Zip)

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.

Witness my/our hand(s) this ~~23rd~~ 22nd day of January, 2015.

Johnny C. Sanders, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny C. Sanders Jr., the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~23rd~~ 22nd day of January, 2015.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY