This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street, 2nd Floor
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Charles Sanders, Jr.
4913 Boyd Drive
Nashville, Tennessee 37218

SEND TAX BILLS TO:
Same as owner

MAP/PARCEL
Map & Parcel
05905023000

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of one dollar ($1.00) I, **Maria A. Davis** (Grantor), have this day assigned and by these presents do hereby quitclaim and convey unto **Charles Sanders, Jr.** (Grantee) herein, his successors and assigns, my interest in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Being Lot No. 235 on the Plan of Buena Vista Estates, Section VI, as of record in Book 4460, page 85, Registers Office for said County.

Said Lot No. 235 fronts 80.0 feet on the westerly side of Boyd Drive, and extends back 148.5 feet on the southerly line and 140.0 feet on the northerly line, to a dead line in the rear, measuring 66.4 feet thereon.

Subject to all applicable restrictions and easements of record in Davidson County, Tennessee.

Being the same property conveyed to Charles Sanders and wife Mary Catherine Sanders, by Warranty Deed from Albert F. Warner and wife, Ellen J. Warner, dated March 29, 1974 and recorded April 2, 1974, of record in Book 4801, page 683, Register's Office for Davidson County, Tennessee, Map & Parcel: 05905023000.

Being the same property conveyed to Charles Sanders, Sr. by Survivorship Affidavit, dated November 22, 2006, of record, Register's Office for Davidson County, Tennessee, instrument no. 20061201-0148544.

Being the same property conveyed to Angela Fuller and Maria Davis, by Administrator's Deed, dated 21 day of July, 2016, of record,

BILL GARRETT, Davidson County
Trans:T20160063804 DEEDQC
Recvd: 07/25/16 13:12 3 pgs
Fees:17.00 Taxes:0.00
20160725-0076350

Register's Office for Davidson County, Tennessee, instrument no. 20160725-0076348.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 4913 Boyd Drive, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, we have hereunto set our signatures, on this the 22nd day of July 2016.

Maria Davis

MARIA A. DAVIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 22nd day of July, 2016, before me personally appeared Maria A. Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

My Commission Expires: 1-9-2018

NOTARY PUBLIC

IN WITNESS WHEREOF, we have hereunto set our signatures, on this the 22nd day of July, 2016.

AFFIANT CHARLES SANDERS, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 22nd day of July 2016, before me personally appeared Charles Sanders, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 1-9-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
25 Day of July, 2016.
, Deputy Register