This instrument was prepared by:
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, TN 37203-1501

BILL GARRETT, Davidson County
Trans:T20170021533 DEEDQC
Recvd: 03/14/17 08:06 2 pgs
Fees:12.00 Taxes:0.00
20170314-0024725

QUITCLAIM DEED

FROM: Elizabeth Jarnagin Sanders

TO: Willis Wendell Sanders

ADDRESS NEW OWNER:
5022 Hill Place Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Same

MAP & PARCEL NO.:
116-2-B-21

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled Elizabeth Jarnagin Sanders v. Willis Wendell Sanders, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 15D-2207, and that there was no consideration given for the transfer.

Willis Wendell Sanders, Grantee

SAMANTHA ANN JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
TROUSDALE COUNTY

Sworn to and subscribed before me, this the 3rd day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 9/29/2020

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Fourth Circuit Court for Davidson County, Tennessee, Elizabeth Jarnagin Sanders has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Willis Wendell Sanders, his heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 26 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913 and Pages 923-932 (at Page 927), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to W. Wendell Sanders and spouse, Elizabeth J. Sanders, by Warranty Deed from H.G. Hill Realty Company of record in Book 9870, Page 652, executed by the parties on November 27, 1995 and recorded in the Register's Office for Davidson County, Tennessee on November 28, 1995.

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Nashville, TN 37203-1501

This conveyance is subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, Page 85, said Register's Office, to all matters shown on the referenced subdivision Plat.

The physical address of this property is 5022 Hill Place Drive, Nashville, Tennessee 37205.

WITNESS my hand, this 3rd day of March, 2017.

Elizabeth Jarnagin Sanders, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Samantha Ann Johnson, a Notary Public in and for Davidson County, Tennessee, the within named Elizabeth Jarnagin Sanders, 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 Nashville, Tennessee, on this the 3rd day of March, 2017.

Notary Public

My Commission Expires: 9/29/2020

SAMANTHA ANN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.