This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20170053583 DEEDQC
Recvd: 06/22/17 12:03 2 pgs
Fees:12.00 Taxes:0.00
20170622-0062961

The actual consideration is $0.00.

Randy L. Sanders
AFFIANT

Subscribed and sworn to before me this
the 21 day of June, 2017.

Tammie Lovett
NOTARY PUBLIC

My Commission Expires: 12.28.20

NEW OWNER:
Richard A. Nelson
13405 Old Hickory Blvd
Cane Ridge, TN 37013

SEND TAX BILLS TO:
New owner

MAP/PARCEL:
18200006800

TAMMIE LOVETT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Randy L. Sanders and Robin L. Sanders, husband and wife, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Richard A. Nelson and Christine Nelson, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by E.L. Miller, Jr., & Co., dated December 7, 1960, more particularly described as follows:

BEGINNING at a nail in the center line of Hobson Pike; thence South 83° east a distance of 60.0 feet to a stake; thence south 4° 00' West a distance of 675.0 feet to a stake; thence north 86° 50' west a distance of 533.0 feet to a point in the fence; thence north 86° 30' west a distance of 306.0 feet to a nail in the center line of Hobson Pike; said point being 0.15 miles to Cane Ridge Road in a southwesterly direction; thence along the center line of Hobson Pike, North 57° 15' east a distance of 375.0 feet to a nail; thence still along the center line of Hobson Pike, North 51 ° 55' east a distance of 465.0 feet to a nail; thence still along the center line of Hobson Pike, North 45° 25' east a distance of 203.5 feet to the point of beginning. Said tract being designated as Tract "B", and containing 6.5 acres, more or less.

Include in the above description, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to Archer Herschel Harris and wife, Willar Grace Harris, by deed from John Burton Edwards and wife, Dovie M. Edwards, of record in Book 4433, page 702, Register's Office for Davidson County, Tennesse, to which reference is made for a complete description.

Being the same property conveyed to Randy L. Sanders and Robin L, Sanders, husband and wife by Warranty deed from Audrey Fergus and Roger Fergus, wife and husband of record in Instrument No. 201706010054327 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 1, 2017.

Being also known as 13381 Old Hickory Blvd Antioch, Tennessee 37013.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 21 day of June, 2017.

GRANTOR:

Randy L. Sanders

Randy L. Sanders

Robin L. Sanders

Robin L. Sanders

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randy L. Sanders and Robin L. Sanders with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 21 day of June, 2017.

Tammie Lovett

NOTARY PUBLIC

My Commission Expires: 12-28-20

TAMMIE LOVETT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY