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 11 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

WILLIAM E. GARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170070990 DEEDQC
Recvd: 08/16/17 10:10 2 pgs
Fees:12.00 Taxes:0.00

20170816-0083984

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael L. Sanderson **Kenneth J. Sanderson**	**Same**	
(NAME) **319 Chesterfield Ave**	(NAME)	**Map 92-13** **Parcel 289.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH JAMES SANDERSON EXECUTOR OF THE ESTATE OF DOROTHY SANDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **MICHAEL L. SANDERSON AND KENNETH J. SANDERSON, AS TENANTS IN COMMON** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 13, Block 27 on the Plan of Plummer Place of record in Book 181, Page 39, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the westerly margin of Chamberlain Street (formerly Center Street) and extends back between parallel lines 154 feet, more or less, to an alley in the rear.

Being the same property conveyed to **Bernard Sanderson** and **Dorothy Sanderson** (as tenants in common) by Quitclaim Deed of record in Instrument **20060321-0032361**, Register's Office of Davidson County, Tennessee. **Bernard Sanderson** died and said real property became a part of this estate pursuant to his Last Will and Testament which was admitted to Probate Court of Davidson County, Tennessee in Case No. **10P1046**. His last will and testament appointed Michael Sanderson as Executor.

Further being a portion of the same property conveyed to **MICHAEL LEE SANDERSON, TRUSTEE FOR THE DOROTHY SANDERSON SPECIAL NEEDS TRUST**, (as to a ½ interest) by Quitclaim Deed from **MICHAEL LEE SANDERSON, EXECUTOR OF THE ESTATE OF BERNARD SANDERSON**, from of record in Instrument Number **20101203-0096625**, Register's Office for Davidson County, Tennessee dated the 30th Day of November, 2010.

FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO **MICHAEL L. SANDERSON AND KENNETH J. SANDERSON**, (AS TO A ½ INTEREST) BY QUITCLAIM DEED FROM **MICHAEL LEE SANDERSON, TRUSTEE FOR THE DOROTHY SANDERSON SPECIAL NEEDS TRUST** OF RECORD IN INSTRUMENT NUMBER **20170714-0070879**, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED

The said Dorothy Sanderson, having since died testate on **05/10/2016**, her ½ interest in said property being part of her probate estate subject to the control of her Executor, **Kenneth J. Sanderson**, with full authority to sell, lease, encumber and otherwise convey her real property without the joinder of any beneficiary or the approval of any court as evidenced in the Last Will and Testament of Dorothy Sanderson of record in Case No. **17P173** in the Probate Court for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WG

This is
( ) **unimproved**
(X) **improved**

property known as **323 Chamberlain Street, Nashville, TN 37209**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 11 day of August, 2017.

Estate of Dorothy Sanderson

Kenneth James Sanderson, Executor

By: Kenneth James Sanderson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William E. Grones of the state and county mentioned, personally appeared **Kenneth James Sanderson,** with whom I am personally acquainted 9or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the **Estate of Dorothy Sanderson** and as such Executor acknowledged that his is authorized to execute the foregoing instrument on behalf of the **Estate of Dorothy Sanderson** the within named bargainor, an estate, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executor.

Witness my hand and official seal, this the 11 day of August, 2017.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

William E. Grones

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY