Bill Garrett Davidson County
Batch# 90181 DEEDQC
05/08/2018 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180508-0044112

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
18-1115TN

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Sean Bentzen and Sarah Sanders	Sean Bentzen and Sarah Sanders	142 07 0F 089.00
7252 Hwy 70 S Unit 1601	7252 Hwy 70 S Unit 1601	
Nashville, TN 37221	Nashville, TN 37221	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Sarah Sanders, amarried woman, and Harry Sanders, a married man,**, hereinafter referred to as the "GRANTOR" and **Sean Bentzen and Sarah Sanders, husband and wife,** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Sarah Sanders,a married woman, and Harry Sanders, a married man,** has this day quitclaimed unto **Sean Bentzen and Sarah Sanders, husband and wife,** any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 7252 Hwy 70 S Unit 1601 Nashville, TN 37221, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 89, Unit 1601 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq, as established by a Master Deed of record in Instrument No. 20000720-0071772, and re-recorded in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Sarah Sanders, an unmarried woman,and Harry Sanders, a married man, by deed from Alexandra N. Scruggs Young, married and Kristina Ryan Scruggs, unmarried, dated 06/03/2014 filed and recorded 06/06/2014 of record as Instrument No. 20140606-0049433, said Register's Office.

Tax Map and Parcel ID is as follows 142 07 0F 089.00

THIS IS NOT THE PRIMARY RESIDENCE OF HARRY SANDERS OR HIS SPOUSE.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 25th day of April, 2018

Sarah Sanders

Harry Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , **Sarah Sanders, and Harry Sanders,** 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 at Nashville, TN, Tennessee this 25th day of April, 2018.

Notary Public

Commission Expiration

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

CARRIE ANN PORTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 25th day of April, 2018.

Notary Public
Commission Expiration

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

