Karen Y Johnson Davidson County
Batch# 148826 DEEDQC
10/04/2018 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181004-0098539

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 28, 2018.

Notary Public

My Commission Expires: 5.6.2021

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
William Cash Sanders, Jr., Trustee
1420 3rd Ave S
Nashville, TN 37210

Send Tax Bills To:
Same

Map-Parcel Number
043 07 0 095.00

QUITCLAIM DEED

William C. Sanders, Jr. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **William C. Sanders, Jr., Trustee of The William C. Sanders, Jr. Revocable Living Trust, dated September 21, 2018** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

746907 1/020180651

WITNESS my hand on this day, September 28, 2018.

William C. Sanders, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William C. Sanders, Jr.** 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, September 28, 2018.

Notary Public

My Commission Expires: 8/20/19

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 49, Block A, Eller Vandiver Subdivision of the East part of Tract No. 10, Anderson.

Said Northerly one-half of Lot No. 49 fronts 73.75 feet on the easterly side of Rio Vista Drive and runs back 235.0 feet on the Northerly line and 225.0 feet on the Southerly line to the low water mark of the Cumberland River and measures 25 feet thereon.

Being the same property conveyed to William C. Sanders, Jr. and wife, Shirley Sanders from Woodrow Shelton, Jr. by deed of record in Book 7512, page 109, Register's Office for Davidson County, Tennessee. Shirley Sanders having since died on November 29, 2017 and William C. Sanders, Jr. being sole owner by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 392 Rio Vista Dr., Madison, TN 37115.

True Copy Certification

I, Robert J. Hazard, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/03/2020

Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020