Karen Johnson Davidson County
Batch# 196303 DEEDQC
02/19/2019 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190219-0014769

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11/20/18

Notary Public

COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

JULIA A HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Margaret A. Sanders, a single person	Margaret A. Sanders, a single person	073 07 0 207.00
(Name) 2218 B Cabin Hill Road Nashville, TN 37214-1410	2218 B Cabin Hill Road Nashville, TN 37214-1410	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Margaret A. Sanders and Sarah A. Mercier, as joint tenants with right of survivorship, hereinafter referred to as Grantor(s), hereby quitclaim to Margaret A. Sanders, a single person his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot number 54-B Zone Lot Division of Lots 54-58 on the Plan of Section One, Cabin Hill, of record in Plat Book 5200 at page 581 and as amended in Book 6250, page 154, (erroneously referred to as Book 5250 in prior deeds) Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret A. Sanders, unmarried by Warranty Deed from Sandra Gail Johnson, unmarried dated October 23, 2006 and recorded October 25, 2006 in Instrument No. 20061025-0132228, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah A. Mercier by Quitclaim Deed from Margaret A. Sanders, unmarried dated December 6, 2012 and recorded January 2, 2013 in Instrument No. 20130102-0000218, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Margaret A. Sanders and Sarah A. Mercier, as joint tenants with right of survivorship by Quitclaim Deed from W. Aaron Fortner, as Trustee dated October 26, 2015 and recorded October 28, 2015 in Instrument No. 20151028-0109756, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Margaret A. Sanders and Sarah A. Mercier, as joint tenants with right of survivorship has hereunto set his/her/their signature, on this, the 11/20/18.

Margaret A. Sanders

Margaret A. Sanders

Sarah A. Mercier

STATE OF Tennessee

County OF Wilson

I, the undersigned, a Notary Public, do hereby certify that Margaret A. Sanders and Sarah A. Mercier, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of November, 2018.

Notary Public

My Commission Expires: 10.19.2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019