Karen Johnson Davidson County
Batch# 247313 DEEDQC
06/24/2019 10:32:08 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190624-0060683

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

~~**WHEN RECORDED RET**~~
Lekethia R. Sanford
5813 Tru Long Court
Antioch, TN 37013-8116

SEND TAX BILLS TO:
Lekethia R. Sanford
5813 Tru Long Court
Antioch, TN 37013-8116

NEW OWNER'S MAILING ADDRESS:
Lekethia R. Sanford
5813 Tru Long Court
Antioch, TN 37013-8116

MAP-PARCEL NUMBER(S): 150160B02400CO

6 5670989-498 3887 **QUITCLAIM DEED** 342810396 7

THIS INDENTURE, made this [Date] 10/3/19 ①, pursuant to a Final Decree of Divorce, entered on April 12, 2017, entered as Docket No. 16D-1252, styled "Tim L. Sanford vs. Lekethia R. Sanford ", in the 3rd Circuit Court for Davidson County, Tennessee, at Nashville; by and between Lekethia R. Sanford, an unmarried woman, and Timothy L. Sanford, an unmarried man, who held title without marital status, hereinafter referred to as "Grantor", and Lekethia R. Sanford, an unmarried woman, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO.24, ON THE FINAL PLAT, TRU- LONG ACRES, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20040702-0079028, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 5813 Tru Long Court, Antioch, TN 37013-8116

Being the same property conveyed to Grantor by deed dated March 14, 2008 which deed was recorded at Instrument/Case No. 20080401-0032425 in the Land Records for Davidson County on April 01, 2008.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(E): "Domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

Return To:
Indecomm Global Services
1260 Energy Lane Record 1st
St. Paul, MN 55108 81307886

WITNESS: the signature of the Grantor the day and year first above written.

Lekethia R. Sanford

Lekethia R. Sanford, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] 6/3/19, before me personally appeared Lekethia R. Sanford, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Greg D Davis

(Printed Name of Notary Public)

My Commission Expires: 12/23/20

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: DL

WITNESS: the signature of the Grantor the day and year first above written.

Timothy L. Sanford, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] 05/24/2019, before me personally appeared Timothy L. Sanford, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

SHAILESH PATEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023
(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Shailesh Patel
(Printed Name of Notary Public)

My Commission Expires: 05/09/2023

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TN Driver License

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Lekethia R. Sanford, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 6/3/19,

Lekethia R. Sanford.

GREG D. DAVIS NOTARY PUBLIC (OFFICIAL SEAL) STATE OF TENNESSEE

Notary Public (Signature of Notary Public)

Greg D Davis

(Printed Name of Notary Public)

My Commission Expires: 12/23/20

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: DL.

WITNESS the signature of the Affiant.

Timothy L. Sanford, Affiant

STATE OF Tennessee

COUNTY OF Davidson

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 05/24/2019,

Timothy L. Sanford.

SHAILESH PATEL
STATE OF TENNESSEE NOTARY PUBLIC
(OFFICIAL SEAL)
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public (Signature of Notary Public)

Shailesh Patel

(Printed Name of Notary Public)

My Commission Expires: 05/09/2023

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TN Driver License

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1632 6/11/2019 81307886/1