Box 14

Box 14
X-0357

# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 251370 DEEDQC
07/02/2019 09:11:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190702-0064257

State of Tennessee
County of Davidson

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

Kathy Dodson
Affiant

Subscribed and sworn to before me, this the 17th day of April, 2019.

Notary Public

My commission expires:

SHERRI D. HOLLARS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
NOTARY SEAL
My Comm. Expires Sept. 22, 2019

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jeanine Sandford** | **"NEW OWNER"** | **091-16-0-214.00** |
| **4311 Elkins Avenue** | | |
| **Nashville, TN 37209** | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Gregory W. Sandford and Nancy L. Sandford, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

**Jeanine Sandford, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. two hundred twelve (212) and the westerly one-half of lot two hundred ten (210) of Block No. 9 in Charlotte Park Company's Addition to Nashville, a Plan of which is of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 212 and part of Lot No. 210 front together 85 feet on the southerly side of Elkins, formerly Second Avenue, and extend back southwardly between parallel lines and with the easterly margin of 44th Avenue North, formerly Third Street, 180 feet to an alley 20 feet wide.**

**Being all of the same property conveyed to Gregory W. Sandford and Nancy L. Sandford, each as to a 1/3 undivided interest, being held as joint tenants with rights of survivorship and not as tenants by the entirety (the "Parental Interest"), and Jeanine Sandford, unmarried, as to a 1/3 undivided interest (the "Individual Interest"), the said Parental Interest and Individual Interest, as they relate to each other, being held as tenants in common by Warranty Deed dated July 16, 2014, from David C. Johnson and wife, Beverly Johnson of record in Instrument No. 20140718-0064056, said Register's Office for Davidson County, Tennessee.**

**This is Improved property, known as: 4311 Elkins Avenue, Nashville, TN 37209**

**THIS INSTRUMENT HAS BEEN PREPARED BY ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.**

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

**Witness my/our hand(s) this 16TH day of April, 2019.**

Gregory W. Sandford
**Gregory W. Sandford**

Nancy L. Sandford
**Nancy L. Sandford**

**STATE OF ILLINOIS )**
**COUNTY OF MADISON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory W. Sandford and Nancy L. Sandford,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Godfrey, Illinois this 16th **day** of **April, 2019.**

Crystal K. Rorie
**Notary Public**

**My Commission Expires:** 8-4-20

OFFICIAL SEAL
CRYSTAL K. RORIE
Notary Public - State of Illinois
My Commission Expires 8/04/2020