THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 345-0227

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 27th day of June 2019.

Notary Public

My Commission Expires: March 8, 2021

SHANNON WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Karen Johnson Davidson County
Batch# 255962 DEEDQC
07/12/2019 08:57:53 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190712-0067966

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ronald L. Sanford, et al 838 Sutton Hill Road Nashville, TN 37204	New Owner	064 09 0 106.00

QUITCLAIM DEED

WHEREAS, Virtrue Donaldson died testate on or about November 14, 1973, leaving a Last Will and Testament dated October 20, 1969, which was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee Probate Division with Letters Testamentary issued on December 19, 1973 (Docket No. 59367); and

WHEREAS, the Last Will and Testament of Virtrue Donaldson established a trust for the use and benefit of her daughter, Estelle Donaldson, known as the Trust Under Will of Virtrue Donaldson f/b/o Estelle Donaldson (the "Trust"), for and during her natural life with the Trust principal including all real property owned by Virtrue Donaldson at the time of her death. See Certificate of Trust of record in Instrument No. 20190712-0067964, Register's Office for Davidson County, Tennessee; and

WHEREAS, Estelle Donaldson has since died on or about November 12, 2018, thereby extinguishing her beneficial interest in the Trust and all Trust principal including the real property described herein; and

WHEREAS, Leonard B. Sanford, grandson of Virtrue Donaldson, was named as the Trustee of the Trust. Leonard B. Sandford has since died on or about May 16, 2015 leaving no named successor Trustee to serve under the Trust; and

WHEREAS, Ronald L. Sanford and Carl W. Sanford are the surviving heirs at law of Virtrue Donaldson, Estelle Donaldson and Leonard B. Sanford. See Affidavit of Heirship of record in Instrument No. 20190712-0067965, Register's Office for Davidson County, Tennessee; and

WHEREAS, Ronald L. Sanford and Carl W. Sanford have appointed Ronald L. Sanford as successor Trustee of the Trust.

NOW, THEREFORE, FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ronald L. Sanford, as Trustee of the Trust Under Will of Virtrue Donaldson f/b/o Estelle Donaldson, Ronald L. Sanford, individually, and Carl W. Sanford, individually, by these presents, do hereby remise, release and quitclaim unto Ronald L. Sanford and Carl W. Sanford, their heirs and assigns, as equal tenants in common, without rights of survivorship, all of their right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This instrument is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27 day of June 2019.

Ronald L. Sanford, Trustee of the Trust Under Will
of Virtrue Donaldson f/b/o Estelle Donaldson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald L. Sanford, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of the Trust Under Will of Virtrue Donaldson f/b/o Estelle Donaldson, the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 27th day of June 2019.

Shannon D Walker

NOTARY PUBLIC

SHANNON D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

My Commission Expires: March 8, 2021

WITNESS my hand this 27 day of June 2019.

Ronald L. Sanford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald L. Sanford, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of June 2019.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

My Commission Expires: March 8, 2021

WITNESS my hand this 27th day of June 2019.

Carl W. Sanford

STATE OF FLORIDA)
COUNTY OF Orange.)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CARL W. SANFORD, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of June 2019.

NOTARY PUBLIC

My Commission Expires: Oct. 7, 2020

NIESHIA GREEN
MY COMMISSION # FF 999838
EXPIRES: October 7, 2020
Bonded Thru Notary Public Underwriters

EXHIBIT A

Being parts of Lots 10 and 11 of Block No. 5 on the Plan of Berryville of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Said parts of Lots 10 and 11 fronts together 119.1 feet plus or minus on the east side of Old Hickory Boulevard and extends back eastwardly 210 feet plus or minus to the west margin of the right-of-way of the Nashville Chattanooga & St. Louis Railroad and measures 111.5 feet plus or minus on said right-of-way and containing 0.64 acres more or less.

This is improved property known as 4120 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

Being a part of the same property conveyed by Warranty Deed to EBB DONALDSON and wife, BIRTRUE DONALDSON from W.A. BRYAN and wife, EMMA BERRY BRYAN, and W.A. BRYAN, Trustee, dated May 5, 1927, of record in Book 667, Page 46, Register's Office for Davidson County, Tennessee. EBB DONALDSON having since died on or about March 12, 1971. Title vested in BIRTRUE DONALDSON as the surviving tenant by the entirety.

BIRTRUE DONALDSON and VIRTRUE DONALDSON were one and the same person.