Karen Johnson Davidson County
Batch# 277025 DEEDQC
08/27/2019 03:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190827-0086471

Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Davidson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 10th day of August, 2019.

Notary
Commission Expires: 3/17/2020

JOHN M. PATTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUIT CLAIM DEED

OWNER
Brenda Sandlin
1403 Campbell Rd
Goodlettsville, TN 37072

SEND TAX BILLS TO:
NEW OWNER

MAP & PARCEL
032-00-0-088.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Brandi Flatt, Clayton Shannon O'Brien Sandlin, and Christopher Sandlin,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Brenda Sandlin, Widow,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Tract 8 on the Division of the A. R. Bess Property, in the 10th Civil District of said County, and described according to a survey made by Wm. C. Parrish, Jr., Surveyor, dated May 1966, as follows:

Beginning at a point on the southerly margin of Campbell Road, at the northeast corner of the R. E. Vann tract; thence with said Road, South 65 deg. 17 min. East 220.2 feet to a corner of Tracts 7 and 8; thence with the line between said lots, South 11 deg. 01 min. West 840 feet to an iron pin; thence continuing with the line of said Tracts, South 21 deg. 36 min. West 755 feet to the north line of the R. S. Jackson Tract; thence North 86 deg. 39 min. West 123.15 feet to the east line of the R. E. Vann Tract; thence along said Tract, North 23 deg. 14 min. East 789.57 feet, and thence North 3 deg. 29 min. East 886.9 feet to the point of beginning, containing 4.8 acres, more or less.

Being the same property conveyed to Clayton E. Sandlin and wife, Jessie M. Sandlin by Deed from Perry A. Davis, Jr. and wife, Anne S. Davis of record in Book 4670, Page 740, Register's Office for Davidson County, Tennessee, dated December 30, 1972. The said Clayton E. Sandlin having since died leaving Jessie M. Sandlin as surviving tenant by the entirety.

Being the same property conveyed to Ronny L. Sandlin and Bobby D. Sandlin and Peggy Green by Deed from Jessie M. Sandlin, an unremarried widow of record in Instrument No. 20060724-0088785, Register's Office for Davidson County, Tennessee, dated July 24, 2006.

Being the same property conveyed to Deborah Ruth Reed, a married person, Randall Wayne Green, an unmarried person, and Sandra Lynn Hallum, a married person, by quitclaim deed from Peggy Green, a married person (as to her 1/3 interest) of record in Instrument No. 20170209-0013921 Register's Office for Davidson County, Tennessee, dated February 3, 2017 and recorded on February 9, 2017.

Being the same property conveyed to Peggy Green, a married person by quitclaim deed from Deborah Ruth Reed, a married person, Randall Wayne Green, an unmarried person, and Sandra Lynn Hallum, a married person of record in Instrument Number 20181012-0101139, Register's Office for Davidson County, Tennessee, dated October 5, 2018 and recorded on October 10, 2018. Bobby D. Sandlin having since died intestate on May 14, 2019. Pursuant to the Heirship Affidavit of record in Instrument No. 201908270086470 Subject property vesting in Brenda Sandlin, Brandi Flatt, Clayton Shannon O'Brien Sandlin, and Christopher Sandlin, Heirs at Law of the said Bobby D. Sandlin.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved ( ) unimproved (X) property, known as 1419 Campbell Road Goodlettsville, TN 37072

Whenever 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 10th day of August, 2019.

Brandi Flatt

Clayton Shannon O'Brien Sandlin

Christopher Sandlin

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Brandi Flatt, Clayton Shannon O'Brien Sandlin, and Christopher Sandlin** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Goodlettsville, TN (city), Tennessee, this 10th day of August, 2019.

Notary Public

Commission Expires: 3/17/2020

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)