THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 333181 DEEDQC
12/23/2019 10:21:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191223-0132139

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 12th day of December, 2019.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keely Hope Sullivan 2626 Bluefield Avenue Nashville, TN 37214	New Owner	096-01-0-086.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Danny M. Sandlin, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Keely Hope Sullivan, married,** her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being the Easterly 50 feet front and 65 feet rear of Lot No. 9 and the Westerly 25 feet front and 10 feet rear of Lot 10 on the Map of Bluefields, Section No. 1, as of record as of record in Book 843, Page 16, of the Registers Office for said County, and being Lot No. 13 in R.D. Stanfords Resubdivision of Lots Nos. 1 to 10 Bluefields Subdivision, not of record and described as follows:

Beginning at a point in the Northerly margin of Bluefield Avenue 25 feet East of the common corner of Lots Nos. 9 and 10 of said Bluefield Subdivision, thence Northeasterly with the dividing line between Lots Nos. 13 and 14 of Stanford's Resubdivision 310 feet more or less to the right of way of the Tennessee Central Railroad, said point being 10 feet East of the common corner of Lots 9 and 10 of said Bluefields Subdivision: thence Northwesterly with the right of way of the Tennessee Central Railroad 75 feet to a point 20 feet East of the common corner of Lots Nos. 8 and 9 of said Bluefields Subdivision, being the common corner of Lots Nos. 12 and 13 of Stanford's Resubdivision: thence Southwesterly with the dividing line between Lots Nos. 12 and 13 of Stanford's Resubdivision 300 feet, more or less, to a point in the Northeasterly margin of Bluefield Avenue: thence Southeasterly with the Northeasterly margin of Bluefield Avenue, 75 feet to the point of beginning .

Being the same property conveyed to Danny M. Sandlin, married by Warranty deed from Tim Forsman, unmarried of record in Instrument No. 20041206-0144870 Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 06, 2004.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of December 2019.

Danny M Sandlin Jr
Danny M. Sandlin

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Danny M. Sandlin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of December 2019.

Noreen Hubbeling
Notary Public
My Commission Expires: 01/10/2021

NOREEN HUBBELING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY