Karen Johnson Davidson County
Batch# 409542 DEEDQC
06/03/2020 07:21:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200603-0056703

**Prepared By & Return To:**
**Tennessee Title Services, LLC**
**101 Springhouse Court, Suite 202**
**Hendersonville, TN 37075**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**
**The actual consideration or value, whichever is greater, for this transfer is $0.00**

**Affiant**
**Subscribed and sworn to before me, this 19 day of May, 2020.**

**Notary Public**
**My commission expires:** 3/28/23

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Michael W. Sands<br>920 Anderson Lane<br>Madison, TN 37115 | The Home Loan Expert, LLC<br>1600 S Brentwood Blvd, Ste 700<br>St. Louis, MO 63144 | 043-07-0-093.00 |

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Michael W. Sands, an unmarried individual,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Michael W. Sands, unmarried and Taffi L. Anderson, unmarried, as tenants in common with rights of survivorship,** hereinafter the Grantee, all her right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Archwood Acres, Section Two of record in Book 2321, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. Sands, an unmarried individual by Warranty Deed from Billy W. Moon and Nicole R. Moon of record in Instrument No. 20150616-0056973, Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on June 16, 2015.

This property is improved property known as 920 Anderson Lane, Madison, TN 37115.

Witness my hand this 19 day of May, 2020.

Michael W. Sands

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael W. Sands, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 19 day of May, 2020.

Notary Public
My commission expires: 3/28/23

# True Copy Certification

I, Jennifer Pennell, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022