THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 200527422

Karen Johnson Davidson County
Batch# 426225 DEEDQC
06/25/2020 11:57:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200625-0068795

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Noah Christopher Sanders and Parker Sanders 539 Huntington Pkwy Nashville, TN 37211	New Owner	161 11 0 047.00

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, **Noah Christopher Sanders, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Noah Christopher Sanders and Parker Sanders, husband and wife,** their 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:

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Section Three, Huntington Park, of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Noah Christopher Sanders, an unmarried man, by Warranty Deed from Charles N. Coffman and wife, Brenda K. Coffman, of record in Instrument No. 20170808-0081042, in the Register's Office of Davidson County, Tennessee, dated August 03, 2017 and recorded on August 08, 2017.

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 2020 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 19th day of June 2020.

Noah Christopher Sanders

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 Noah Christopher Sanders, 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 19th day of June 2020.

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Notary Public
My Commission Expires: _____