QUITCLAIM DEED

STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of August, 2020. Notary Public Commission Expires 9-7-2022 ANTHONY N. GILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT) Karen Johnson Davidson County Batch# 461726 DEEDQC 08/21/2020 10:04:30 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200821-0094529

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Dennis Scott Sanderson & Kimberly G. Sanderson, Co-Trustees 600 12th Ave. S. #404 Nashville, TN 37203	United Wholesale Mortgage, LLC 585 South Blvd. E Pontiac, MI 48341	093 13 0C 022.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **DENNIS S. SANDERSON and KIMBERLY G. SANDERSON, husband and wife** (hereinafter called the "Grantors"), by these presents do hereby grant, quitclaim and convey unto **DENNIS SCOTT SANDERSON and KIMBERLY G. SANDERSON, AS CO-TRUSTEES OF THE DENNIS SCOTT AND KIMBERLY SANDERSON TRUST DATED MAY 28, 2020** (hereinafter called the "Grantee), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 404 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of ICON on the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Dennis S. Sanderson and Kimberly G. Sanderson, husband and wife, by Deed of record in Instrument No. 20191118-0118494, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 600 12th Avenue South, Unit 404, Nashville, TN 37203

This conveyance is subject to all matters in the above-referenced Deed of record in Instrument No. 20191118-0118494 in the Register's Office for Davidson County, Tennessee, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the lien of the Deed of Trust of record in Instrument No. 20191118-0118496, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands this 20TH day of August, 2020.

DENNIS S. SANDERSON, Grantor

KIMBERLY G. SANDERSON, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Dennis S. Sanderson and Kimberly G. Sanderson, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 20 day of AUGUST, 2020.

Commission Expires: 9-7-2020

NOTARY PUBLIC



Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020