Regina D. Sandford
5112 Hillsboro Road
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 486819 DEEDQC
09/30/2020 02:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200930-0112883

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 6/24/10

Reference Number of Any Related Documents: N/A

Grantor:

Name: Thomas W. Cherry
Street Address: 5112 Hillsboro Road
City/State/Zip: Nashville, TN 37215

Grantee: (send tax bills to:)

Name: Regina D. Sandford
Street Address: 5112 Hillsboro Road
City/State/Zip: Nashville, TN 37215

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): PT Lot 1 Sec. 3 Seven Hills

Assessor's Property Tax Parcel/Account Number(s): 131-09-0 023.00

THIS QUITCLAIM DEED, executed this 24 day of June, 20 10, by first party, Grantor, Thomas W. Cherry, whose mailing address is 5112 Hillsboro Rd., Nashville, TN 37215, to second party, Grantee, Regina D. Sandford, whose mailing address is 5112 Hillsboro Rd., Nashville, TN 37215.

WITNESSETH that the said first party, for good consideration and for the sum of One Dollar Dollars ($1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit: 5112 Hillsboro Road, Nashville, TN 37215; PT Lot 1. Sec. 3 Seven Hills in the Forest Hills Tax District Map-Parcel Number 131-09-0-023.00

See attached Exhibit "A".

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____

Print Name of Witness _____

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor Thomas W Cherry

Print Name of Grantor Thomas W. Cherry

State of Tennessee)
County of Davidson)

On June 24, 2010, before me, Amanda N. Peterson, appeared Thomas W. Cherry, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant ____Known__(Produced ID)
Type of ID TDL#105798121
(Seal)

AMANDA N. PETERSON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

My commission expires Feb. 6, 2012

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Exhibit "A"
Property Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Three, Seven Hills of record in Plat Book 2663, Page 89, 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 Regina D. Sandford by Warranty deed from Roger K. Oakes and wife, Merle W. Oakes of record in Book 9706, page 319, Register's Office for Davidson County, Tennessee, dated June 19, 1995 and recorded on June 20, 1995.

Being also known as 5112 Hillsboro Pike Nashville, Tennessee 37215.

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

Affiant
Subscribed and sworn to before me, this 11 day of Sept., 2020.

Notary Public
My commission expires: _____

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

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