Karen Johnson Davidson County
Batch# 537264 DEEDQC
12/17/2020 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201217-0149685

This Instrument Prepared with Information Furnished by the Parties and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 11th day of December, 2020.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

Notary
Commission Expires: _____

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC OR TAYLOR C. GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth A. Sanford 4872 Cimarron Way Antioch, TN 37013	NEW OWNER	162-03-032.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Bruce Sanford,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Elizabeth A. Sanford**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Apache Hills, Section III, of record in Plat Book 4175, Page 9, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elizabeth A. Sanford and spouse, Bruce Sanford by Quitclaim Deed from Elizabeth A. Pawloski, a/k/a Elizabeth A. Garifine dated August 26, 2004 and rocrded on October 11, 2004 in Instrument No. 20041011-0122264, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth A. Pawloski, unmarried, by Warranty Deed from Joseph A. Gields and wife, Wendy S. Fields of record in Book 8757, Page 560, Register's Office for Davidson County, Tennessee.

Being also known as 4872 Cimarron Way, Antioch, Tennessee 37013.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions 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.

Witness my hand this 16TH day of DECEMBER, 2020.

Bruce Sanford

Bruce Sanford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Bruce Sanford**, 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 official seal this 16TH day of DECEMBER, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021