THIS INSTRUMENT PREPARED BY INFORMATION
PROVIDED BY THE PARTIES AND NOT INDEPENDENTLY VERIFIED BY

Lyell Sloan
300 James Robertson Parkway Suite 303
Nashville, TN 37201
615-525-7405

Karen Johnson Davidson County
Batch# 539968 DEEDQC
12/22/2020 10:27:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201222-0151952

Address of New Owners:	Sent Tax Bill To:	Map & Parcel No.
Preston Bronaugh 3300 Moorewood Drive Nashville, TN 37207	New Owner	050 15 0 021.00

QUITCLAIM DEED

This Quitclaim Deed was prepared without the benefit of title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

For in consideration of One Dollar ($1.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, Laura Sanderlin (hereinafter "the Grantor") do hereby convey, transfer, remise, release, relinquish, and quitclaim to Preston Bronaugh (hereinafter referred to as "the Grantee"), his/her successors and assigns, any and all Grantor's right, title, and interest in and to certain improved real property known as 3300 Moorewood Drive Nashville, Davidson County, Tennessee 37207 and is more particularly described as follows:

BEING Lot 571 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, Page 79 and 80, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Maurine Bronaugh by Warranty Deed from Preston Bronaugh of record in Book 9477, page 929, Register's Office for Davidson County Tennessee.

Maurine Bronaugh having since passed on October 19th, 2019. Maurine Bronaugh leaving three children Preston Bronaugh, Alfred Jarmon, and Laura Sanderlin. Furthermore, listed in an Affidavit of Heirship being filed simultaneously here with.

Being the same improved property at 3300 Moorewood Drive Nashville, TN 37207

Said property is conveyed subject to the following: (1). Any, and all, applicable Governmental and Zoning ordinances; (2). Any and all utility, sewer, drainage and other easements of record; (3). any, and all, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). Any, and all, building restrictions; (5). Any, and all, taxes and restrictions of record, and (6). Any, and all, indebtedness on the real property as recorded in the Registers' Office, Davidson County, Tennessee.

This transfer is by Quitclaim and the Grantor makes no warranties about the title.

Witness my hand this 10th day of December, 2020

Laura J Sanderlin

Laura Sanderlin, Grantor

STATE OF TENNESSEE)

COUNTY OF Shelby) The actual consideration or value, whichever is greater, for this transaction is $ 0.00.

Subscribed and sworn before me,

This 10th of December, 2020

Laura Sanderlin

Laura Sanderlin Grantor

ERIN A. BREEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 10/7/2023

Erin A Breen

Notary Public

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura Sanderlin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this the 10th day of Dec., 2020 2020.

Notary Public

My Commission Expires: 10/17/2023

