Karen Johnson Davidson County
Batch# 590689 DEEDQC
03/12/2021 10:21:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210312-0032896

THIS DOCUMENT PREPARED BY

Stephanie J. Edwards
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE.

David E. Sanders
Affiant

Subscribed and sworn to before me, this 8th day of March 2021.

Notary Public

My Commission Expires: 8/17/2024

STEPHANIE J. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of new owners:
David E. Sanders and
Susan K. Sanders, as tenants by the entirety
1626 Ragsdale Road
Brentwood, Tennessee 37027

Send Tax Bills to:
SAME

Map-Parcel Numbers
Map 186-4B
Parcel 027.00CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **David E. Sanders**, hereinafter called the Grantor, has quitclaimed, and by these presents does transfer, convey, release and quitclaim unto **David E. Sanders and wife, Susan K. Sanders, as tenants by the entirety**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record. Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Stephanie J. Edwards or Carter Shelton Jones, PLC perform a title examination; and that neither Stephanie J. Edwards nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of March, 2021.

David E Sanders

David E. Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of March, 2021.

Sept 2, 2024

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

EXHIBIT A

Legal Description

A certain parcel of land in Davidson County. Tennessee as follows:

LAND in Davidson County, Tennessee, being Unit No. 27 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

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Being the same property conveyed to David E. Sanders from Beazer Homes Corp., a Tennessee corporation, by Warranty Deed in Instrument Number 20080327-0030778, dated March 27, 2008 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20070207-0016043, amended in Instrument No. 20070208-0016738,said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.