This transfer is exempt from tax
under TCA Sec. 67-4-409 (3,4)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Amanda Schwarz / Charles Sanderson
Affiant

Subscribed and sworn to before me this 25th day of March 2021.

Notary Public

My Commission expires: 03/08/2022

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-8-2022

This Instrument Prepared By:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Prepared without title search and based on information provided by Amanda Schwarz

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Amanda Cayla-Jane Schwarz	**Select Portfolio Servicing** **Escrow Dept.** **P.O. Box 65250** **Salt Lake City, UT 84165-0250**	**Map: 147-15** **Parcel: 25**

QUIT CLAIM DEED

WHEREAS, Millie Jane Hurst Miller and Tammy Jane Miller are the current owner of record of the property described below (the "Property");

WHEREAS, Millie Jane Hurst Miller died intestate on September 21, 2003, and her interest in the Property passed to Tammy Jane Miller operation of law;

WHEREAS, Tammy Jane Miller died on February 10 2021 and her interest passed to her Husband Charles James Sanderson and her daughter, Amanda Cayla-Jane Schwarz equally by operation of law;

WHEREAS, Charles James Sanderson desires to quitclaim his interest in the Property to Amanda Cayla-Jane Schwarz;

WHEREAS, Tammy Jane Miller died intestate;

WHEREAS, Charles James Sanderson signed an affidavit attesting to him being one of the surviving heirs, said affidavit of record in the Register's Office for Davidson County, Tennessee by Instrument Number: 20210331-0042095; and,

WHEREAS, Amanda Cayla-Jane Schwarz signed an affidavit attesting to her bing one of the surviving heirs, said affidavit of record in the Register's Office for Davidson County, Tennessee by Instrument Number: 20210331-0042094; and,

Karen Johnson Davidson County
Batch# 608319 DEEDQC
04/06/2021 03:10:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210406-0045290

WHEREAS, the undersigned, Charles James Sanderson desires to transfer and convey his interest in the Property to his stepdaughter Amanda Cayla-Jane Schwarz.

KNOW ALL MEN BY THESE PRESENTS that Charles James Sanderson, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim his undivided one half interest, to Amanda Cayla-Jane Schwarz, her heirs, successors, and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Whispering Hills, Section I, as of record in Book 2331, page 83, Register's Office for said County.
>
> Said Lot No. 45 fronts 104 feet on the southerly side of Highcrest Drive, and runs back between lines measuring 268 feet on the westerly line, and 259 feet on the easterly lne, to the rear lin on which it measures 91 feet.
>
> Being the same property conveyed to Millie Jane Hurst Miller and Tammy Jane Miller as tenants in common with rights of survivorship by quitclaim deed dated June 9, 1993 and of record in Book 8981, Page 900 in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of March, 2021.

Charles Sanderson

Charles James Sanderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles James Sanderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 25th day of March, 2021.

Notary Public

My Commission expires: 03/08/2022

CHARAM PAL GOYAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-8-2022

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.