QUITCLAIM DEED

J-SB-CFS-21-1815-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick O. Sanders	**New Owner**	
(NAME)	(NAME)	**069 16 0 151.00**
1815 Manchester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beneficial Buyers, LLC, A Tennessee Limited Liability Company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Patrick O. Sanders,** unmarried man, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 on the Map of Ashton Subdivision of L. M. Lewis Farms at Bordeaux, of record in Plat Book 421, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 46 fronts 100 feet on the Westerly side of Manchester Avenue and runs back between parallel lines 200 feet to the Easterly line of Lot No. 38.

Being the same property conveyed to Beneficial Buyers, LLC, A Tennessee Limited Liability Company, by Warranty Deed from William C. Moncrief and wife, Carolyn P. Moncrief, of record in Instrument No. 20190320-0025194, in the Register's Office of Davidson County, Tennessee, dated March 15, 2019 and recorded on March 20, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as: **1815 Manchester Ave, Nashville, Tennessee 37218**.

Karen Johnson Davidson County
Batch# 680215 **DEEDQC**
07/20/2021 03:17:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210720-0097470

Witness my/our hand(s) this the 12th day of July, 2021.

Beneficial Buyers, LLC

By: Patrick O. Sanders 7/12/21
Patrick O. Sanders
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12th day of July, 2021, before me personally appeared **Patrick O. Sanders**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Beneficial Buyers, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Beneficial Buyers, LLC**, as Member.

Witness my hand and official seal, this the 12th day of July, 2021.

Notary Public
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY