Karen Johnson Davidson County
Batch# 715462 DEEDQC
09/14/2021 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210914-0123117

**This Instrument Prepared By**
**and after recording return to:**

**Baker, Donelson, Bearman, Caldwell & Berkowitz, PC**
**Attn: Steven K. Wood**
**1600 West End Avenue, Suite 2000**
**Nashville, Tennessee 37203**

| *Address New Owner as Follows:* | *Send Tax Bills To* |
|---|---|
| Dan S. Sanders III and Beverly M. Sanders<br>Co-Trustees<br>319 Allen Place<br>Nashville, TN 37205 | Same |
| *Map & Parcel No.:*<br>116 13 0D 002.00 | |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety pursuant to the provisions of T.C.A. § 66-1-109, **I, BEVERLY M. SANDERS,** by these presents do hereby convey, remise, release and forever quitclaim unto **DAN S. SANDERS III AND WIFE, BEVERLY M. SANDERS**, their heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This Property is improved property known as 319 Allen Place, Nashville, TN 37205.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of September, 2021.

Beverly M. Sanders

**BEVERLY M. SANDERS**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **BEVERLY M. SANDERS**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 7th day of September, 2021.

Notary Public

My Commission Expires:

CATHY O. ZABOROWSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2021.

Notary Public

My Commission Expires:

CATHY D. ZABOROWSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

## EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 23 & 2 Jocelyn Manor, as of record in Instrument No. 20001115-0113382, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Beverly M. Sanders, married, by deed from Clara M. Milligan, unmarried, recorded as Instrument No. 20150724-0072634, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Steven K. Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 7, 2021 (date of document).

Affiant Signature

September 7, 2021

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

