Karen Johnson Davidson County
Batch# 715462 DEEDQC
09/14/2021 12:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210914-0123118

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

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Dan S. Sanders III and Beverly M. Sanders Co-Trustees 319 Allen Place Nashville, TN 37205	Same
Tax Map Parcel No.: 116 13 0D 002.00	

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, we, **DAN S. SANDERS III AND WIFE, BEVERLY M. SANDERS** (collectively the "Grantor"), hereby quitclaim and convey unto, **DAN S. SANDERS III AND BEVERLY M. SANDERS, CO-TRUSTEES OF THE DAN AND BEVERLY SANDERS REVOCABLE TRUST DATED SEPTEMBER 7, 2021**, their successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (collectively the "Grantee"), all of our right, title and interest in and to a certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

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

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

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Steve K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steve K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

[Signature and notary page to follow.]

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

Dan S. Sanders III

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, **Dan S. Sanders III**, the within named bargainor, 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, at office, this 7th day of September, 2021.

NOTARY PUBLIC
My Commission Expires:

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

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC
My Commission Expires:

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

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

4848-6069-9130

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

CATHY 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 Dan S. Sanders III and wife, Beverly M. Sanders by deed from Beverly M. Sanders, recorded as Instrument No. 202109140123117 _____, 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

