THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 8th day of ~~September~~ October, 2021. Notary Public My Commission Expires: ~~May 5, 2025~~ March 6, 2024

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory William Sandford and Jeanine Elizabeth Sandford 4311 Elkins Avenue Nashville, TN 37209	New Owner	061 07 0 059 00

THE PURPOSE OF THIS DEED IS TO SEPARATE THE PROPERTY INTO TWO SEPARATE PARCELS

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman, as joint tenants with right of survivorship** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:

West Portion of Parcel 59 and the easterly portion of abandoned right of way per Ordinance No. 087-1899, Lot 15 Broadmoor, Section 2, Block "I", Plat Book 547, Page 174
Land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 15 on the Map of Broadmoor, Section 2, Block I of record in Plat Book 547, page 174 and the westerly portion of Map 61-07, Parcel 59, property of Gregory W. & Jeanie E. Sanford of record in Instrument No. 20210322-0036964 and the easterly 20' of abandoned right-of-way per Ordinance No. 087-1899;
Beginning at an iron pin new in the north right-of-way of Broadmoor Drive, being the southeast corner of the herein described tract and the southwest corner of Lot 16, Plat Book 547, page 174, the Sanford property of record in Instrument No. 20210322-0036964; Thence with Broadmoor Drive, N 83 deg. 43' 28" W, 70.00' to an iron pin new and common corner with Lot 1; N 05 deg. 48' 07" E, 155.00' to an iron pin new and corner of Lot 14, Block H Plat Book 547, page 174; S 83 deg. 43'28" E, 70.00' to an iron pin new and common corner between lots 15 & 16 and lots 13 & 14; S 05 deg. 48' 07" W, 155.00 to the Point of Beginning and containing 10,849 square feet, or 0.25 acres, more or less.

Being part of the same property conveyed to Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from

Karen Johnson Davidson County
Batch# 735340 DEEDQC
10/12/2021 03:51:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211012-0137312

Ronald C. Lane and wife, Becky L. Lane of record in Instrument No. 20210426-0054893, Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded on April 26, 2021.

Tract 2:

East Portion of Parcel 59, Lot 16 Broadmoor, Section 2, Block "I", Plat Book 547, Page 174
Land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 16 on the Map of Broadmoor, Section 2, Block I of record in Plat Book 547, page 174 and the eastly portion of Map 61-07, Parcel 59, property of Gregory W. & Jeanie E. Sanford of record in Instrument No. 20210322-0036964;
Beginning at an iron pin old in the north right-of-way of Broadmoor Drive, being the southeast corner of the herein described tract and the southwest corner of Lot 17, Plat Book 547, page 174, the Melissa Moss property of record in Instrument No. 20200317-0029345; Thence with Broadmoor Drive, N 83 deg. 43' 28" W, 50.00' to an iron pin new and common corner with Lot 17; N 05 deg. 48' 07" E, 155.00' to an iron pin new and corner of Lot 17 and common corner with Lots 13 & 14, Block H Plat Book 547, page 174; S 83 deg. 43'28" E, 50.00' to an iron pin old and common corner between lots 16 and 12; S 05 deg. 48' 07" W, 155.00 to the Point of Beginning and containing 7,750 square feet, or 0.18 acres, more or less.

Being part of the same property conveyed to Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Ronald C. Lane and wife, Becky L. Lane of record in Instrument No. 20210426-0054893, Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded on April 26, 2021.

Being also known as 1003 Broadmoor Drive, Nashville, TN 37216.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8TH day of October, 2021.

Gregory William Sandford
Gregory William Sandford

Jeanine Elizabeth Sandford
Jeanine Elizabeth Sandford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gregory William Sandford and Jeanine Elizabeth Sandford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8TH day of October, 2021.

Douglas E Jahner
Notary Public

My Commission Expires: MAY 5, 2025

DOUGLAS E JAHNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025