Karen Johnson Davidson County
Batch# 771820 DEEDQC
12/10/2021 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211210-0164342

QUITCLAIM DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-2-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donelle Sanders and Tondallia Sanders	New Owner	149010B090.00
425 Hampstead South		
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Donelle Sanders,** "the Grantor," by these presents does hereby quitclaim and convey unto **Donelle Sanders and Tondallia Sanders, Husband and Wife,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land in **DAVIDSON** County, Tennessee:

BEING Lot No. 249 on the final P.U.D. Plan, Sheet 2 of 3, Phase III, on the Plan of Piccadilly Square as of record in Book 6250, Pages 892-894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donelle Sanders, unmarried, from Catherine Sanders, unmarried, (Pursuant to Divorce in Docket Number 06D-2412) by Quitclaim Deed dated August 6, 2008 and recorded August 8, 2008 of record in Instrument No. 20080808-0081781. The said Donelle Sanders having since remarried.

This is improved property commonly known as: 425 Hampstead South, Antioch, TN 37013

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 8th day of December, 2021.

Donelle Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donelle Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of December, 2021.

My commission expires: 10-2-23

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12/8/2021

Affiant Signature

12/8/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of December, 2021

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON