THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 780839 DEEDQC 12/29/2021 07:45:22 AM 3 pgs Fees: $17.00 Taxes: $0.00 20211229-0170821	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 **PETER LUCAS SANDS, AFFIANT** Subscribed and sworn to before me, this 21st day of December 2021. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 11/03/2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Peter Lucas Sands and Virginia Bean Sands, Co-Trustees 903 Gilmore Avenue Nashville, TN 37204	New Owner	Parcel ID: 118-01-0-294.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we, PETER LUCAS SANDS and wife, VIRGINIA BEAN SANDS, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto PETER LUCAS SANDS and VIRGINIA BEAN SANDS, Co-Trustees of the Sands Joint Revocable Trust, created November 9, 2021, its successors and assigns, all of my right, title, and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 903 Gilmore Avenue, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 90, and the West 1 foot of Lot 91, on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 and part of Lot adjoin and front together 51 feet on the South side of Gilmore Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Peter Lucas Sands and wife, Virginia Bean Sands, from Province Builders, LLC, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20160408-0034025.

This conveyance is subject to:

- All matters shown on Plat of record in Plat Book 57, Page 93;
- Restrictive Covenant for Detached Structure of record in Instrument No. 20151119-0117404, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21st day of December, 2021.

Peter Lucas Sands, Grantor

Virginia Bean Sands, Grantor

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 **Peter Lucas Sands**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of December, 2021.

Shelley Mason
NOTARY PUBLIC

My Commission Expires: 11-3-2025



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

Witness my hand and official seal at office, this 21st day of December, 2021.

Shelley Mason
NOTARY PUBLIC

My Commission Expires: 11-3-2025

