Prepared by: Aaron C Rice, Attorney, The Law Office of Aaron Rice, LLC, 7115 Southpoint Pkwy, Suite 5 #110, Brentwood, TN 37027, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

Exempt from recordation tax pursuant to Tenn. Code Ann. § 67-4-409 (a)(3)(F)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **RONALD W. SANDA and wife, JOAN E. SANDA** (hereinafter known as the Grantors), on this the 10 day of Dec, 2021, for and in consideration of the sum of Ten and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto **RONALD W. SANDA and JOAN E. SANDA, Trustees of the SANDA REVOCABLE TRUST dated** December 10, 2021 (hereinafter known as the Grantee(s) all the rights, title, interest and claim in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot # 4, Cluster Lot Development, Christiansted Valley, Phase One, Revision One, of record in Plat Instrument #20010209-0012852, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

This conveyance is subject to (a) all matters appearing on the plan of record in Instrument No. 20010209-0012852, said Register's Office; (b) restrictive covenants of record in Instrument No. 19991221-0305559, amended Instrument No. 20000728-0074515, said Register's Office; (c) HOA Charter of record in Instrument No. 19991221-0305560 and 19991221-0305561, said Register's Office; (d) Conveyance of Common Areas to HOS of record in Instrument No. 20020916-0112445; said Register's Office; (e) Plat Revising Open Space of record in Instrument No. 20020904-0106659, said Register's Office; and (f) Easement for Storm Water Detention Agreement of record in Book 11628, page 8, said Register's Office.

Being the same property conveyed **RONALD W. SANDA and wife, JOAN E. SANDA**, dated June 1, 2004, by deed as recorded 20040608-67837, in the Register's Office, Davidson County, Tennessee.

The source of the above description is the same as the previous deed of record, no boundary survey having been made at the time of conveyance. This Improved Property is located at 6613 Christiansted Lane, Nashville, TN 37211.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 10 day of Dec, 2021.

Ronald W. Sanda
Grantor's Signature

Printed Name: RONALD W. SANDA

6613 Christiansted Lane Nashville, TN 37211

Joan E. Sanda
Grantor's Signature

Printed Name: JOAN E. SANDA

6613 Christiansted Lane Nashville, TN 37211

Karen Johnson Davidson County
Batch# 795864 DEEDQC
01/27/2022 08:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220127-0009712

In Witness Whereof,

Harriet Lambert
Witness's Signature

Harriet Lambert
Witness's Name

6604 Christiansted Ln
Address

Nashville, Tn 37211
City, State & Zip

Raymond Lambert
Witness's Signature

Raymond Lambert
Witness's Name

6609 Christiansted Lane
Address

Nashville, Tn 37211
City, State & Zip

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ronald Sanda with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10 day of December, 2021.

TYRONE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tyrone Johnson
Notary Public
My commission expires:
My Commission Expires July 3, 2023

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Ronald William Sanda
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 10 day of December 21

TYRONE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 3, 2023

Tyrone Johnson
Notary Public
My commission expires:

The following information is not a part of this Deed:
Property Address: 6613 Christiansted Lane Nashville, TN 37211

Owner's Name and Address: Sanda Revocable Trust
6613 Christiansted Lane
Nashville, TN 37211

Parcel Number 172 10 0B 004.00

Mail Tax Bills to: Ronald William Sanda and Joan Elise Sanda, Trustees of the Sanda Revocable Trust
6613 Christiansted Lane
Nashville, TN 37211

CERTIFICATE OF AUTHENTICITY

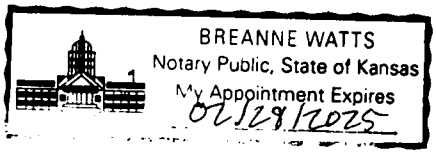
I, Zila V. Welsh, on this 1-18-2022, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document, dated 12-10-2021, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Zila V. Welsh

State of Kansas

County of Johnson

On this 01-18-2022, personally appeared before me, BreAnne Watts, a notary public for this county and state, Zila V. Welsh, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



BreAnne Watts
Notary's Signature

MY COMMISSION EXPIRES: 07/28/2025

Notary's Seal (If on paper)