This Document Prepared By and Returnable to:

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Karen Johnson Davidson County
Batch# 842363 DEEDQC
04/20/2022 08:10:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220420-0045358

After Recording,
Mail Tax Statements To
Address of New Owner:

Sandra W. Jaudon, as Trustee
5224 Stallworth Drive
Nashville, TN 372202242

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, SANDRA W. JAUDON, an unmarried woman, the GRANTOR,

Whose mailing address is 5224 Stallworth Drive, Nashville, TN 372202242;

hereby conveys and quitclaims to

SANDRA W. JAUDON, as Trustee of THE SANDRA W. JAUDON LIVING TRUST, U/A dated ~~March 31,~~ April 7 2022, the GRANTEE,

Whose mailing address is 5224 Stallworth Drive, Nashville, TN 372202242;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 1257 Bending Creek Drive, Antioch, TN 37013.

Assessor's Parcel Number: 173-15A-42.00CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this ~~31st~~ 7th day of ~~March~~ April, 2022.

Sandra W. Jaudon
SANDRA W. JAUDON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, SANDRA W. JAUDON, 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, at office,

This ~~31st~~ 7th day of ~~March~~ April, 2022.

NOTARY PUBLIC

My commission expires: 3/15/2025

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-15-2025

STATE OF TENNESSEE
COUNT OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

Sandra Jaudon
AFFIANT

Subscribed and sworn to before me, this ~~31st~~ 7th day of ~~March~~ April, 2022.

NOTARY PUBLIC

My commission expires: 3/15/2025

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-15-2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Mill Run Subdivision, Phase I, of record in Book 1 1700, Pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin K. James and wife, Amy E. James by deed from Elizabeth C. McCeney, dated June 9, 2006, recorded June 13, 2006 in Instrument No. 20060613-0070258, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1257 Bending Creek Drive, Antioch, TN 37013.

TAX PARCEL NUMBER: 173-15A-42.00CO