Karen Johnson Davidson County
Batch# 847104 DEEDQC
04/28/2022 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220428-0049105

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2022.

KAREN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2025

Notary Public

My Commission Expires: 3-3-2025

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Sanford, et al. 2304 Chickering Lane Nashville, Tennessee 37215	Same	144 – 10 – 23

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **WILLIAM VAL SANFORD III, EXECUTOR OF THE ESTATE OF BETTY B. SANFORD**, deceased (the "Decedent"), who died on July 20, 2019, and whose estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P–1464, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution of the estate of Decedent pursuant to Decedent's last will and testament dated August 28, 2002, which was duly admitted to probate and is of record in the Probate Court Clerk's Office for Davidson County, Tennessee, hereby remises, releases and forever quitclaims unto **MARY CAROLYN FORD, ELIZABETH SANFORD, and WILLIAM VAL SANFORD III**, as equal tenants in common, their heirs and assigns, all of the right, title and interest of

Decedent and Decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property generally known as 2304 Chickering Lane, Nashville, Tennessee 37215.

Decedent was one and the same as, and also known as, Betty B. Sanford. Mary Carolyn Ford is one and the same as, and also known as, Mary Carolyn Sanford Ford.

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument is executed as of the 20th day of April, 2022.

WILLIAM VAL SANFORD III, EXECUTOR
of the Estate of Betty B. Sanford

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM VAL SANFORD III, EXECUTOR, 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, and who further acknowledged that she is Executor of the Estate of Betty B. Sanford and is authorized to execute this instrument on behalf of said Estate.

WITNESS my hand, at Nashville, Tennessee, this 20th day of April, 2022.

Karen Howard
Notary Public

My Commission Expires: 3-3-2025

KAREN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 3, 2025

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Chickering Valley Subdivision as of record in Book 2331, Pages 121-123, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 155 feet on the easterly side of Chickering Lane and runs back between lines 589.2 feet on the northerly line and 459 feet on the southerly line to a dead line in the rear which measures 309 feet.

Being the same property conveyed to Val Sanford and wife, Betty Sanford, by deed from Margaret R. Hart, of record in Book 3709, Page 225, Register's Office for Davidson County, Tennessee. Val Sanford died on June 19, 2001, whereupon the property became vested in Betty Sanford, as surviving tenant by the entirety. Betty Sanford died on July 20, 2019.

True Copy Certification

I, Jack W. Robinson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian 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 April 20, 2022.

Affiant Signature

Date: April 20, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature

My Commission Expires: 3-3-2025

Notary's Seal



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