Karen Johnson Davidson County
Batch# 859152 DEEDQC
05/19/2022 01:38:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220519-0058185

**Record and Return Mail To:**
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| Kenneth Wade Sanders, Trustee<br>SANDERS LIVING TRUST<br>817 Bishops Gate Rd.<br>Antioch, TN 37013 | Same | 149 – 2B 68 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, Kenneth Wade Sanders and wife, Sharon Anne Sanders, ("Grantors") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Kenneth Wade Sanders, Trustee, of the Sanders Living Trust ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, Pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a part of the same Enterprises, Inc. by deed of record in Book 6680, Davidson County, Tennessee. property conveyed to Centex Homes from Wellington Enterprises, Ltd., Page 948, Register's Office for the said Centex Homes Enterprises, Inc. Having changed its corporate name to Centex Homes Corporation.

Being the same property conveyed to Kenneth Wade Sanders and wife, Sharon Anne Sanders, by Warranty Deed from Centex Homes Enterprises, Inc. a Nevada Corporation signed September 17, 1986, and filed Davidson County, Tennessee, Book 6993, pages 232-234 as Instrument No. 198609296993232.

This is improved property known as ***817 Bishops Gate Rd., Antioch, TN 37013.***

***This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.***

**N WITNESS WHEREOF**, the Grantor hereby affixes his signature on this the 9th day of May, 2022.

Kenneth Wade Sanders, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Kenneth Wade Sanders, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2022.

Notary Public

My Commission Expires: 8/18/24

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sharon Anne Sanders, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Sharon Anne Sanders, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2022.

Notary Public

My Commission Expires: 8/18/24

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Kenneth Wade Sanders, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 9th day of May, 2022.

Notary Public

My Commission Expires: 8/18/24

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON