Karen Johnson Davidson County
Batch# 923051 DEEDQC
09/29/2022 10:56:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220929-0107595

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 09611009800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Cathy Lynn Sandage, Successor Trustee**, do hereby remise, release and quitclaim to **Cathy L. Sandage, individually**, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property known as: 619 Philwood Drive, Nashville, TN 37214

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

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 21st day of September, 2022.

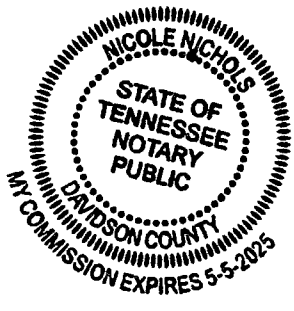
Cathy Lynn Sandage, Successor Trustee

Cathy Lynn Sandage, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cathy Lynn Sandage, Successor Trustee of the Robert E. Grant Revocable Living Trust Agreement,** 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal on this the 21 day of September, 2022.



Notary Public
My Commission Expires: 05/05/25

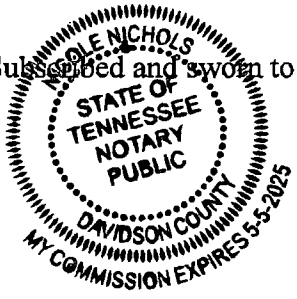
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 21st day of September, 2022.



Notary Public
My Commission Expires: 05/05/25

****

NEW OWNER(S)
Cathy L. Sandage
619 Philwood Drive
Nashville, TN 37214

SEND TAX BILL TO:

New Owner

EXHIBIT "A" **GF#: 23367**

Legal Description

Lot No. 810, on the Map of Cloverhill Subdivison, Section 10, as shown on plat of record in Plat Book 2331, page 57, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Beginning at a point in the easterly margin of Philwood Drive, the common corner of Lots Nos. 810 and 808; thence northerly with the margin of said Drive, 212.45 feet to a point ; thence south 87 degrees 11' east 274 feet to a common corner of lots Nos. 810 and 812; thence southerly with the line between said two lots 60 feet to a point; thence with the line between Lots No. 810 and 813, southwesterly 143 feet to a point; thence with the line between lots Nos. 808 and 810, westerly 140 feet to a point in the easterly margin of Philwood Drive, to the point of beginning.

BEING the same property conveyed to Robert E. Grant and wife, Dorothy S. Grant by deed filed in Book 2923, page 173, Register's Office for Davidson County, Tennessee. The said Dorothy S. Grant having died on January 5, 1998. Said Robert E. Grant conveyed subject property to The Robert E. Grant Revocable Living Trust, through Robert E. Grant, Trustee, by Quitclaim Deed dated March 23, 2003, and filed at Instrument No. 20030327-0040182, said Register's Office. Summary of Trust filed at Instrument No. 20030327-0040181, said Register's Office, showing Robert E. Grant, Jr. and Cathy L. Sandage as Joint Successor Trustees. Affidavit of Heirship for Robert Eugene Grant filed at Instrument No. 20110617-0046642, said Register's Office.

Property now conveyed to Cathy Lynn Sandage, Successor Trustee, by Quitclaim Deed from The Robert E. Grant Revocable Living Trust, dated July 8, 2011, executed by Cathy Lynn Sandage, Successor Trustee, of record in Instrument No. 20110711-0052681, Register's Office for Davidson County, Tennessee.