This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 930733 DEEDQC
10/18/2022 09:12:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221018-0113548

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Richard J. Sanders and Deborah Nunn Sanders 611 Bedford Forest Court Old Hickory, TN 37138	NEW OWNER	117100B00700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, We, **Richard J. Sanders and Deborah Nunn Baruzzini n/k/a Deborah Nunn Sanders,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Richard J. Sanders and Deborah Nunn Sanders, husband and wife,** the **Grantees** herein, their successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit #104 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument 20060921-00117371, Register's Office, Davidson County, Tennessee; amended by First Amendment to Master Deed of record in Instrument No. 20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument No. 20070601-0065028; amended by Third Amendment to Master Deed of record in Instrument No. 20120702-0058112, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot #1 on the plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard J. Sanders and Deborah Nunn Baruzzini, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Walter H Crouch and wife, Ruth R Crouch, of record in Instrument No. 20220701-0076708, Register's Office for Davidson County, Tennessee.

This instrument is intended to create a tenancy by the entireties amongst Grantees.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 2411 Crestmoor Road Unit 104, Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of October, 2022.

Richard J. Sanders

Richard J. Sanders

Deborah Nunn Sanders

Deborah Nunn Baruzzini n/k/a Deborah Nunn Sanders

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard J. Sanders and Deborah Nunn Baruzzini n/k/a Deborah Nunn Sanders,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of October, 2022.

Tracey Perry

Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-9-26

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Richard J. Sanders

Affiant

Subscribed and sworn to before me this 14th day of October, 2022.

Tracey Perry

Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-9-26