Karen Johnson Davidson County
Batch# 941055 DEEDQC
11/14/2022 02:58:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121425

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

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

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Shirley Ruth Sanders, Trustee Shirley Ruth Sanders Living Trust Dtd 5/3/2022 1517 Neelys Bend Road Madison, TN 37115	Same	63 5-4

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, Shirley Ruth Sanders, unmarried, and Jonathan D. Sanders, unmarried, ("Grantors") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Shirley Ruth Sanders, as Trustee of the Shirley Ruth Sanders Living Trust Dtd 5/3/2022 ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 4 of the Plan of Dillard Acres record in Plat Book 6200, Page 578, in the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

The plan of record in Book 6200, page 578, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, a 5-foot easement for public utility and drainage along the side lines and 10 feet along the rear line(s) of said lot and a 20 foot joint access easement located on the Northwesterly street line of said lot.

BEING the same property conveyed to Ruth Sanders, unmarried, and Jonathan D. Sanders, unmarried and Rudy Trammell, unmarried by Warranty Deed from Scott A. Chevalier and wife, Valerie L. Chevalier, dated August 14, 2006, recorded August 28, 2006, of record as instrument number 20060828-0105544 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Ruth Sanders, unmarried, and Jonathan D. Sanders, unmarried from Rudy Trammell, unmarried, by Quitclaim executed October 4, 2007 and recorded as instrument number 20071009-0120105 in the Register of Deeds Office of Davidson County, Tennessee.

This is improved property known as ***1517 Neelys Bend Road, Madison, TN 37115***.

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.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the 14th day of July, 2022.

Shirley Sanders
SHIRLEY RUTH 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 SHIRLEY RUTH 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 14th day of July, 2022.

Notary Public

My Commission Expires: 8/18/24

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

Jonathan D. Sanders
Jonathan D. Sanders, Grantor

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jonathan D. 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 31st day of May, 2022.

Sherry L. Hutchinson
Notary Public

My Commission Expires: 3/24/2026

SHERRY L HUTCHINSON
Comm. Exp. 3/24/2026
NOTARY PUBLIC NOTARY SEAL #22466579
St. Louis County
STATE OF MISSOURI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Shirley Sanders
SHIRLEY RUTH SANDERS, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 14th day of July, 2022.

Notary Public

My Commission Expires: 8/13/24

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