Karen Johnson Davidson County
Batch# 996859 DEEDQC
04/27/2023 10:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230427-0030988

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Donald W. Sandlin, Affiant

Subscribed and sworn to before me, this 18th day of April, 2023.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Donald W. Sandlin and/or Brenda G. Sandlin, Trustees 816 Hunters Hill Trace Old Hickory, Tennessee 37138	SAME	064 03 0C 020.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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, **Donald W. Sandlin**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Donald W. Sandlin and/or Brenda G. Sandlin, Trustees of the Donald & Brenda Sandlin Living Trust, established by the Revocable Trust Agreement of Donald W. Sandlin and Brenda G. Sandlin dated April 18, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of April, 2023.

Donald W. Sandlin

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 Donald W. Sandlin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of April, 2023.

My Commission Expires:

CHARLES KLEVEN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 284, on the Plan of Brandywine Pointe Subdivision, Phase One, Section 2, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald W. Sandlin by deed from Terry L. Armstrong and wife, Catherine A. Armstrong, of record as Instrument No. 200004070035301, Register's Office for Davidson County, Tennessee.

This is improved property known as 816 Hunters Hill Trace, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/18/23.

4/18/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of April, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

