Karen Johnson Davidson County
Batch# 1005064 DEEDQC
05/18/2023 11 59.25 AM 3 pgs
Fees $17.00 Taxes $0 00
20230518-0037363

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
DORIS ANN SANDERFER 4909 Buena Vista Pike Nashville, TN 37218	SAME	05905000300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Doris Ann Sanderfer
DORIS ANN SANDERFER

SUBSCRIBED AND SWORN to before me by DORIS ANN SANDERFER this 12 day of May, 2023.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

Whereas, Sam Eddie Sanderfer owned certain real property in Davidson County, Tennessee;

Whereas, Sam Eddie Sanderfer has died and devised said property to DORIS ANN SANDERFER in his Last Will and Testament duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 21P1813;

Whereas the parties wish to document this testamentary devise;

Now, therefore, I, DORIS ANN SANDERFER, EXECUTOR OF THE ESTATE OF SAM EDDIE SANDERFER, ("GRANTOR"), hereby transfers, conveys and quitclaims all of GRANTOR'S right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property") to DORIS ANN SANDERFER, her heirs and assigns.

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

WITNESS my hand this 12th day of May, 2023.

Doris A. Sanderfer Executor
DORIS ANN SANDERFER, EXECUTOR OF
THE ESTATE OF SAM EDDIE SANDERFER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared DORIS ANN SANDERFER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executor of the Estate of Sam Eddie Sanderfer and that she as such Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2023.



Notary Public
My Commission Expires: 7/7/25

EXHIBIT A

Land in Davidson County, Tennessee, being lot No. 126 on the Plan of Buena Vista Estates, Section I, as of record in Book 3842, page 222, Register's Office of said County.

Said lot fronts 85 feet on the westerly side of Buena Vista Pike and extends 149.3 feet on the northerly line and 149.1 feet on the southerly line to a dead line in the rear and measures 85 feet thereon.

Said conveyance of Lot No. 126 is expressly subject to the following:

1. Restrictive Covenants of record in Book 4267, page 806, as amended by instrument of record in Book 4268, page 127, Register's Office of said County.

2. The recorded Plan shows an Owner's Certificate, a 30-foot setback line from Buena Vista Pike, a 10-foot easement for public utilities and drainage across the rear, and an anchor easement 2-1/2 x 30 feet at the southeasterly front corner of the lot.

Being the same property conveyed to Sam Eddie Sanderfer by deeds of record in Book 4361, page 391 and Book 7141, page 751, R.O.D.C.

The property address is 4909 Buena Vista Pike, Nashville, TN 37218.