This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17224-AP

Karen Johnson Davidson County
Batch# 1008535 DEEDQC
05/26/2023 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230526-0040140

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2023.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chad Daniel Sandford & Amy Lynn Sandford 1447 Havenbrook Drive Nashville, TN 37207	New Owner	050-02-0A-027-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Chad Daniel Sandford, a married man*** ("Grantor") do hereby quitclaim and convey unto **Chad Daniel Sandford and Amy Lynn Sandford, Husband and Wife** ("Grantees"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 27, Final Plat, Belle Arbor PUD, Phase 2, (formerly known as Victory Village PUD), according to survey and plat of same appearing of record in Instrument No. 20161222-0134965; as corrected in Instrument No. 20170110-0002925, in the Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chad Daniel Sandford, unmarried man, by Warranty Deed from Nathaniel Henry Dadd, a married man, dated May 23, 2022, of record in Instrument No. 20220525-0060621, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Nathaniel Henry Dadd, a married man by Quitclaim Deed from Nathaniel Henry Dadd and Madeline Dadd/ F/K/A Madeline Dunning, husband and wife who both acquired title as single, dated October 9, 2021, recorded October 20, 2021, of record in Instrument No. 20211020-0141049, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Nathaniel Henry Dadd, a single man and Madeline Dunning, a single woman by Special Warranty Deed from NVR, Inc., a Virginia corporation t/a Ryan Homes, dated October 12, 2017, recorded October 17, 2017, of record in Instrument No. 20171017-0106166, said Register's Office.

*Chad Daniel Sandford was married to Amy Lynn Sandford after Chad Daniel Sandford took title to the Property as an unmarried man. The purpose of this Quitclaim Deed is to add Amy Lynn Sandford as an owner of the Property in order for her to acquire all rights, title and interest in the Property as a Tenant by Entirety with Chad Daniel Sandford.

This is improved property located at: **1447 Havenbrook Drive, Nashville, TN 37207**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2023.

GRANTOR:

Chad Daniel Sandford

Chad Daniel Sandford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chad Daniel Sandford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of May, 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/05/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/25/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

