Karen Johnson Davidson County
Batch# 1015853 DEEDQC
06/16/2023 08 19 39 AM 3 pgs
Fees $17 00 Taxes $0 00
20230616-0045902

Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Zion Trust
828 Battery Lane
Nashville, TN 37220

Send Tax Bills To:
New Owner

Map and Parcel No.
13214002900

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, **Adriene A. Sanders and Shannon B. Sanders** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Zion Trust dated June 9, 2023** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of E. N. Kennon, Jr. Subdivision, as of record in Book 2330, Page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to **Adriene A. Sanders and Shannon B. Sanders, husband and wife**, to create a tenants by the entirety, by Quitclaim Deed dated November 8, 2021, from **Adriene A. Sanders and husband Shannon B. Sanders**, recorded in Instrument No 20211117-0153252, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to **Adriene A. Sanders** by Warranty Deed dated June 10, 2003, from **Michael W. Ireland and wife, Marinda L. Alworth Ireland**, recorded in Instrument No. 20030625-0087408, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **828 Battery Lane, Nashville, TN 37220-1104.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 9th day of June 2023.

Adriene A. Sanders

Adriene A. Sanders

Shannon B. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Adriene A. Sanders**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June 2023.

Notary Public

My Commission Expires: 9/16/2023

RUSSELL T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Shannon B. Sanders**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June 2023

Notary Public

My Commission Expires: 9/16/2023

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 9th day of June 2023.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY