This Instrument prepared by: Kelsey L. Sanders, Michael Sanders, and Sandra Sanders

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Michael Sanders and Sandra Sanders on this the 23rd day of June, 2023 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Kelsey L. Sanders all their right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee being Unit No. 84 on the Plan ofTo wnhomes of TraemoorVillage, as established by the Declaration of Covenants, Conditions, and Restrictions if record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 200800318-0027145, and as shown as an Exhibit Plat to the Amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Sanders and Sandra Sanders, husband and wife, as joint tenants with right of survivorship by Warranty Deed from Scott L. Parker and Melissa B. Whalen of record in Instrument No. 20180723-0071514, Register's Office for Davidson County, Tennessee, dated July 20, 2018, and recorded on July 23, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents, and easements of public record in said Register's Office, all applicable governmental and zoning regulations.

This is improved property known as 2086 Traemoor Village Drive, Nashville, TN 37209. Parcel ID: 114-07-0A-084.00-CO.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 23rd day of June, 20 23.

Michael Sanders

Sandra Sanders

STATE OF TENNESSEE
COUNTY OF Dyer

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael Sanders & Sandra Sanders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 23rd day of June, 2023.

Teresa G. Johnson
Notary Public

TERESA G. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00

Michael Sanders

Sandra Sanders

STATE OF TENNESSEE
COUNTY OF Dyer

Subscribed and sworn before me this the 23rd day of June, 2023.

Teresa G. Johnson
Notary Public

TERESA G. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DYER COUNTY

My commission expires:

The following information is not a part of this Deed:

Property Address:	2086 Traemoor Village Drive Nashville, TN 37209
Owner's Name and Address	Kelsey L. Sanders 2086 Traemoor Village Drive Nashville, TN 37209
Parcel Number	114-07-0A-084.00-CO
Mail Tax Bills to:	Kelsey L. Sanders 2086 Traemoor Village Drive Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1020180 DEEDQC
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Fees: $12.00 Taxes: $0.00

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