This instrument prepared by:
GORDON REES SCULLY MANSUKHANI, LLP
4031 Aspen Grove Drive, Suite 290
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1023562 DEEDQC
07/07/2023 09 20 43 AM 5 pgs
Fees $27 00 Taxes $0 00

20230707-0051921

QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Map & Parcel Number:
Brandon M. Sanders and wife Sheki Sanders 7623 Leveson Way Nashville, TN 37211	Brandon M. Sanders and Sheki Sanders 7623 Leveson Way Nashville, TN 37211	173 09 0A 058.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Brandon M. Sanders and Deborah Y. Sanders (son and mother) as Tenants in Common with Rights of Survivorship, as GRANTORS, by these presents do hereby quitclaim and convey unto Brandon M. Sanders and Sheki Sanders, as husband and wife and as GRANTEES as Tenants by the Entirety with rights of survivorship, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Lenox Village, Revision One, Section Two, of record in Instrument No. 20020731-0091872, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon M. Sanders and Deborah Y. Sanders by Warranty Deed from Rachael A. Babcock dated July 17, 2015 and recorded on July 22, 2015 as Instrument No. 20150722-0072046, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years, not yet due and payable.

This conveyance is further subject to The Plan, with Owner's Certificate, of record in Instrument No. 20020731-0158459, Register's Office for said County, to which plan reference is hereby made for a more complete description; and the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826 and Instrument No. 20021226-0158458, said Register's

Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c; Master Deed Restrictions of record in Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, said Register's Office; Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, said Register's Office.

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

This is improved property, known as 7623 Leveson Way, Nashville, TN 37211

(remainder of page intentionally left blank)

WITNESS our hands this 29 day of June, 2023.

Brandon Sanders

Brandon M. Sanders

STATE OF Alabama)

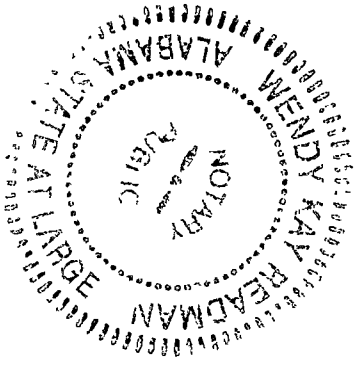
COUNTY OF Baldwin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon M. Sanders, the 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Gulf Shores, AL, on this the 29 day of June, 2023.

Notary Public

My commission expires: 10/3/26



Deborah Y. Sanders

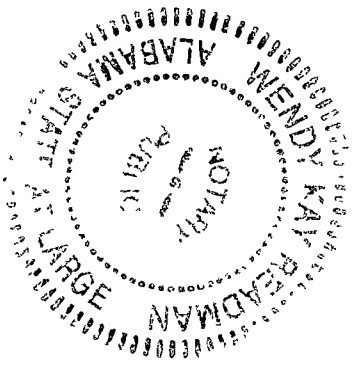
STATE OF Alabama
COUNTY OF Baldwin Co

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Y. Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Gulf Shores, AL, on this the 29 day of June, 2023.

Notary Public

My commission expires: 10/3/26



STATE OF AL)
COUNTY OF Baldwin)

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

Deborah G Sanders
Affiant

Sworn to and subscribed before me this 29 day of June, 2023.

Notary Public

My commission expires: 10/3/26

