Karen Johnson Davidson County
Batch# 1035480 DEEDQC
08/07/2023 12 29 58 PM 4 pgs
Fees $22 00 Taxes $0 00
20230807-0060966

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Affiant
Subscribed and sworn before me this the
7 Day of Aug, 2023.
A. Hayes, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY David Sanders
AND WHEN RECORDED MAIL TO: /Send Tax Bills to:
Matthew Sanders, Grantee(s)
117 Timber Ridge Dr.
Nashville TN 37217
Consideration $ 0.00
Property Transfer Tax. $ 0.00
Assessor's Parcel No 136070003000
PREPARED BY: David Sanders certifies herein that he or she has prepared this Deed.

Signature of Preparer

8.7.23
Date of Preparation

David Sanders
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of Davidson, State of Tennessee by Grantor(s), Davide. Sanders, whose post office address is 117 Timber Ridge Dr. Nashville TN 37217, to Grantee(s), Matthew N. Sanders and David Sanders, whose post office address is 117 Timber Ridge Dr. Nashville TN 37217,

WITNESSETH, that the said Grantor(s), Davide. Sanders, for good consideration and for the sum of _____ ($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TENNESSEE and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

David Sanders
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

David Sanders
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Matthew Sanders
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

TENNESSEE ACKNOWLEDGEMENT

State of Tennessee)

) ss:

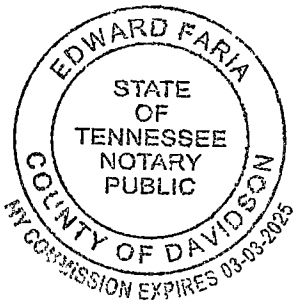
County of Davidson)

On this 7th day of August, 2023, before me personally appeared David Sanders & Matthew Sanders to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons') free act and deed.

WITNESS my hand, at office, this 7th day of August, 2023.

Edward Faria
Notary's Signature

Seal



My commission expires: 3-3-2025

This certificate is attached to a 3 page document dated 8-7-2023 titled

Quitclaim Deed

Exhibit "A"

The Property Commonly known as: 117 Timber Ridge Dr. Nashville TN. 37217

Defined as: Real property in the City of Nashville, County of Davidson, State of TENNESSEE described as follows:

Land in Davidson County, TENNESSEE, being Lot no. 49 on the Plan of Section Two, Priest Lake Park of Record in Plat Book 4175, pages 56 through 58 in the Registers Office for Davidson County, TENNESSEE, to which Plan Reference is hereby made for a more complete description of the property.

Shall be held in joint tenancy with Right of Survivorship, By David Sanders and Matthew Sanders.

Current Source of Title
20160120-0005586