Box 14
X-0569

Karen Johnson Davidson County
Batch# 1037245 DEEDQC
08/11/2023 10 17 58 AM 2 pgs
Fees $12.00 Taxes $0 00
20230811-0062365

QUITCLAIM DEED

SHERRI D HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Leonard C. Lewis III
Affiant

Subscribed and sworn to before me, this the 10th day of August, 2023.

Notary Public

My commission expires: 7/17/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Nos
Laura Joan Sanford & Leonard C. Lewis, III	**"NEW OWNER"**	**160-08-0-092.00**
5414 Hill Road Circle		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Laura Joan Sanford, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Laura Joan Sanford, an unmarried woman, as to an undivided ninety-nine percent interest (the "LJS Interest") and Leonard C. Lewis, III, a married man, as to an undivided one percent interest (the "LCL Interest"), with the LJS Interest and LCL Interest, as they relate to each other, being held as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Brentwood Meadows, Section I, of record in Plat Book 3842, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to W. P. Sanford by Warranty Deed dated December 10, 1965, from Brentview Development Company, a partnership, of record in Book 3968 Page 526, said Register's Office for Davidson County, Tennessee. The said W. P. Sanford being one and the same person as William Peyton Sanford having died testate on July 29, 1967. Pursuant to the Last Will and Testament of William Peyton Sanford, of record in Will Book 89 Page 32, Probate Court for Davidson County, Tennessee, and as recorded in Book 5828 Page 166, said Register's Office for Davidson County, the said property was devised to Laura Joan Sanford, and further see Agreement of record in Book 4353, Page 533, wherein title to said property is vested in Laura Joan Sanford. The said Laura Joan Sanford further conveyed a one-half (1/2) interest to Barbara Ann Parrish, as tenants in common with rights of survivorship, by Quitclaim Deed dated October 1, 2010, of record in Instrument No. 20101004-0079222, said Register's Office. The said Barbara Ann Parrish died on June 4, 2023, and said property is now vested in Laura Joan Sanford, as the surviving joint tenant.

Reservation of Rights: Notwithstanding any provision hereof, the Grantor expressly reserves and retains, so long as she remains alive, all rights and options presently existing under Tennessee law to convey any of her remaining ownership interest in the subject property to any person, persons, entity or entities, as determined in the Grantor's sole discretion, and any such subsequent conveyance or gift of an interest in the subject property shall be effective to terminate the survivorship aspect or component of the ownership structure created by this deed (unless both the Grantor and all Grantees mutually act to re-create a survivorship tenancy in the then resulting ownership group). Unless and until a recorded deed or memorandum is registered in the Register's Office for Davidson County, Tennessee to reflect any such subsequent alteration or termination, then the joint tenancy with right of survivorship established by this deed shall be in full force and effect. This reservation of rights provision or statement has been included to confirm and clarify that the Grantor has not waived any rights or interests in the subject property by signing and granting this deed of gift establishing a joint

tenancy with right of survivorship, other than the conveyance of the 1% ownership interest (to be held jointly as joint tenants with right of survivorship) granted and conveyed to Leonard C. Lewis, III by this deed. Without limiting the above, it is expressly declared that Grantor's subsequent conveyance of her remaining interest in the subject property (should she elect to make such a conveyance) to a trust created for her own benefit or for the benefit of others, whether she is named as a Trustee of such Trust or a third party is named as Trustee of any such trust, shall likewise be effective to terminate or eliminate the survivorship aspect or component of the ownership structure created by this deed.

THIS INSTRUMENT HAS BEEN PREPARED BY ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is improved (X) property, known as 5414 Hill Road Circle, Nashville. TN 37220.

Witness my/our hand(s) this 10th day of August, 2023.

Laura Joan Sanford

Laura Joan Sanford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **10th day** of **August, 2023.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY