THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 25 day of August, 2023.

Notary Public

My Commission Expires: _____

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1043156 DEEDQC
08/28/2023 10 12 24 AM 2 pgs
Fees $12 00 Taxes $0 00

20230828-0066974

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel and Sara Sundra 2616 Red Sky Alley Antioch, TN 37013	New Owner	182-15-0B-120.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Samuel Sundra and Sara Sundra aka Sara Hope Buchanan** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Samuel Sundra and Sara Sundra, married,** its heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, and being further described as follows; to wits

Land in Davidson County, Tennessee, being Lot(s) 1 20 , as shown on the map entitled Final Plat, Clover Glen, Phase 3A, of record in Instrument No. 20200706-0072119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SAMUEL SUNDRA, an unmarried man and SARA HOPE BUCHANAN, an unmarried woman, as tenants in common with right of survivorship, by deed from JOSE GOMEZ III, an unmarried man, of record in Instrument No. 20220812-0091689 dated August 12, 2022 said Register's Office.

Being the same property conveyed to JOSE GOMEZ, III, by deed from MERITAGE HOMES OF TENNESSEE, INC, AN ARIZONA CORPORATION, of record in Instrument No. 20210202-0015056 dated January 28, 2021 said Register's Office.

This is improved property known as: 2616 Red Sky Alley, Antioch, TN 37013

Grantors covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2023 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors has executed this instrument on this 25th day of August 2023.

Samuel Sundra

Sara Sundra aka Sara Hope Buchanan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Samuel Sundra and Sara Sundra aka Sara Hope Buchanan,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of August 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025