Karen Johnson Davidson County
Batch# 1048429 DEEDQC
09/11/2023 10 58 36 AM 4 pgs
Fees $22 00 Taxes $0 00
20230911-0070998

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 TENNESSI COUNTY OF DAVIDS The actual consideration for this transfer is. $-0-. Affiant Subscribed and sworn to before me, this 8th day of September 2023. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Mark Terrence Bandy 1508 Saunders Avenue Madison, TN 37115	Send Tax Bills To: New Owner	Tax Information. 051 11 0 040.00

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, **Aubrey Bandy Barnes, and Margarete E. Bandy** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Mark Terrence Bandy,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on the attached "Exhibit A".

Being the same property conveyed to Margarete Elizabeth Frank, Jr. (sic) by Quitclaim Deed from Mark T. Bandy and wife, Margarete E Bandy recorded on February 1st, 2002 of record in Instrument No. 20020201-0014169, Register's office of Davidson County, Tennessee.

Margarete Elizabeth Frank Jr. also known as Margarete E Bandy and Margarete Elizabeth Bandy having died intestate on August 30th, 2022 in Davidson County, Tennessee. Her interest in the subject property passed to her heirs, Mark Terrence Bandy, Aubrey Bandy Barnes and Margarete E. Bandy See Affidavit of Heirship of record in Instrument No 20230703-0050815, in the Register's Office of Davidson County, Tennessee. See also Probate Case. No. 23P493 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Subject property is not the primary, marital residence of Grantors

This is improved property known as: 1508 Saunders Avenue Madison, TN 37115

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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.

[Signature Pages to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of September 2023.

Aubrey Bandy Barnes

Aubrey Bandy Barnes

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Aubrey Bandy Barnes,** the bargainor, 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 7 day of September 2023.

Patricia L Dean

Notary Public
My Commission Expires: 8-24-27

PATRICIA L DEAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of September 2023.

Margarete E. Bandy

Margarete E. Bandy

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Margarete E. Bandy,** the bargainor, 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 7 day of September 2023

Patricia L Dean

Notary Public
My Commission Expires: 8-24-27

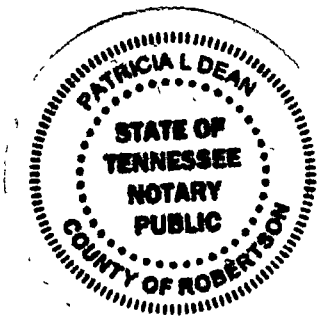


EXHIBIT 'A'

Land lying in Davidson County, Tennessee, being part of Lot No. 12 on the Subdivision Plan of the Herbert Anderson Tract as of record in Book 421, page 37, said Register's Office, and more particularly described according to a survey by R.L. Montoya-Land Surveying dated December 15, 1978, as follows:

Beginning at an iron pin in the westerly margin of Saunders Avenue approximately 193.9 feet South of the intersection of Oakland Drive and Saunders Avenue, said point being the southeast corner of the Thomas M. Black property as of record in Book 4393, page 768, said Register's Office, and is the northeast corner of this described tract; thence with the westerly margin of Saunders Avenue South 1 deg. 39 min. 00 sec. West 75 feet to an iron pin, said point being in the northerly line of the Clay Clifton property as of record in Book 3498, page 269, said Register's Office and is approximately 5 feet west of an existing iron pin known as Clifton's Northeast corner; thence with Clifton's north property line North 89 deg. 06 min. 59 sec. West 220.00 feet to a concrete monument, said point being the southeast corner of Lot No. 2 on the Subdivision Plan of Oakland Acres Addition as of record in Book 2854, page 141, said Register's Office; thence with the easterly line of Lot no. 2 of said subdivision North 1 deg. 39 min. 00 sec. East 75.00 feet to an iron pin, said point being the southwest corner of the above-mentioned Thomas M. Black property; thence with Black's south property line South 89 deg. 06 min. 59 sec. East 220.00 feet to the point of beginning, containing 16,500 square feet (0.38 acre) more or less.

Being the same property conveyed to Mark T. Bandy and wife, Margarete E. Bandy, by Deed from Dorothy S. Phillips, unmarried, of record in Book 5377, page 786, Register's Office for Davidson County, Tennessee.