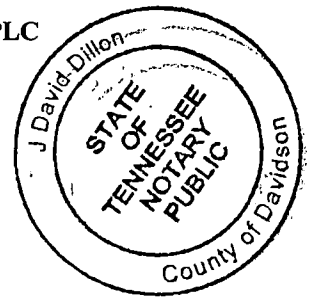
THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068



The actual consideration or value for this transfer, whichever is greater is $0.

Barbara Diane Sanders
Grantor

Sworn to and subscribed by me, this 24 day of October, 2023.

Notary Public
My commission expires: 3/9/2027

Karen Johnson Davidson County
Batch# 1064818 DEEDQC
10/26/2023 08:33:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231026-0083722

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Barbara Diane Sanders, Trustee		131-1-B
9 Redbud Drive	Same	Parcel 129
Nashville, TN 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, BARBARA DIANE GRIFFITH SANDERS (also known as BARBARA DIANE SANDERS), a single person, (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto BARBARA DIANE GRIFFITH SANDERS, TRUSTEE OF THE BARBARA DIANE GRIFFITH SANDERS REVOCABLE TRUST DATED OCTOBER 24, 2023, (hereinafter "Grantee"), its successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being the same property conveyed to Barbara Diane Sanders by deed dated November 16, 1999, from Cecil O. Christian, III, and wife Angela Christian of record in Book 11749, page 99, Davidson County Register of Deeds Office and being described therein as follows:

"Land in Davidson County Tennessee being lot No. 9 on the plan of Resubdivision of Lot # 9 Redbud, as of record in Plat Book 5060, page 7 (which voids, vacates and supercedes Plat Book 4675, page 137, as amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925), Registers office for said county, to which plan reference is made for a more complete description.

"Being the same property conveyed to Cecil O. Christian, III, and wife Angela Christian by deed from Richard B. Terry and wife Lynn B. Terry of record in Book 10068, page 607 said Registers office.

"This conveyance is made subject to (1) Restrictions of record in Book 4845, page 935; (2) Dedication of common area of record in Book 4861, page 613 ; (3) Charter of record in book 4852, page 607 (4) All matters appearing on the Plan of record in Plat Book 5060, page 7 (which voids, vacates and supercedes Plat Book 4675, page 137, as amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925), said Registers office."

This is improved property known as 9 Redbud Drive.

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(F).**

WITNESS MY HAND this 24th day of October, 2023.

Barbara Diane Sanders

BARBARA DIANE GRIFFITH SANDERS, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, BARBARA DIANE GRIFFITH SANDERS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24 day of October, 2023.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

J. David Dillon

Notary Public
My Commission Expires: 3/9/2027