THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 003000
PARCEL: 050.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
David K. Sanders & Jennifer Ione Hopper
236 East End Rd.
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1075088 DEEDQC
11/27/2023 10:22:24 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20231127-0091369

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, I, David K. Sanders, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land lying in the l0th Civil District of Davidson County, Tennessee, further described as follows, to-wit:

Beginning at an iron pin in the center of East End Road in the west line of J.A. Crawford (DB 3704, page 250), said pin being the northeast corner of the herein described tract; thence with said Crawford's west line South 06 degrees 49 minutes 33 seconds East, 989.47 feet to an existing pin on top of a ridge; thence North 86 degrees 59 minutes 55 seconds West, 603.29 feet to a 16 inch hickory tree corner; thence North 03 degrees 23 minutes 20 seconds East, 241.44 feet to a stone; thence North 03 degrees 36 minutes 08 seconds East, 779.42 feet to an existing iron pin in the center of East End Road; thence with the center of East End Road as follows: South 62 degrees 04 minutes 24 seconds East, 160.87 feet to a point; thence South 69 degrees 02 minutes 51 seconds East 54.36 feet to a point; thence South 87 degrees, 26 minutes 35 seconds East, 51.98 feet to a point; thence North 89 degrees 38 minutes 17 seconds East, 53.03 feet to a point; thence North 79 degrees 16 minutes 32 seconds East, 37.25 feet to a point; thence North 73 degrees 07 minutes 15 seconds East, 4 l.89 feet to a point; thence north 78 degrees 25 minutes 07 seconds East, 48.04 feet to the point of beginning, according to a survey by Tommy E. Walker, RLS TN License No. #1465.

Being the same property conveyed to David K. Sanders by Quitclaim Deed dated 6/14/2010 from Kimberly A. Jewell of record in Instrument No. 20100715-0055645 to David K. Sanders and Kimberly A. Jewell, as joint tenants with the right of survivorship by Warranty Deed dated 3/29/2007 from Felix Bertrand and wife, Angela L. Bertrand of record in Instrument No. 20070330-0038350, Register's Office for Davidson County, Tennessee.

EASEMENT:

INCLUDED is an Agreement for Dedication of Easement for Private Sanitary Sewer Service Line: A 10-foot permanent Easement and/or right of way across a portion of I 885 Springfield Highway, as of record in Instrument No. QC-000057610000809, Register's

Office for said County, the centerline of said easement being more particularly described as follows:

BEGINNING at a point in the Southerly property line of the Charlene C. Lyle property, said point being 150 feet, more or less, from the Southwesterly comer of the aforesaid property; thence Northeastwardly 850 feet, more or less, to a point in the Southerly property line of the David K. Sanders & Kimberly A. Jewell property, as of record in Instrument 2007003300038350, Register's Office for said County, said point being Eastwardly 250 feet, more or less, from the Southwesterly property corner of the aforesaid property.

This is (X) improved ( ) unimproved property known as: 236 East End Rd., Goodlettsville, TN 37072.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto David K. Sanders, unmarried and Jennifer Ione Hopper, unmarried, as tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 27th day of November 2023.

David K. Sanders

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named David K. Sanders, the Bargainor (s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 27th day of November 2023.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, 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 an official seal this the 27th day of November 2023.

Notary Public
My Commission Expires:



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

Affiant

Sworn and subscribed before me, this the 27th day of November 2023.

Notary Public
My Commission Expires:

