Karen Johnson
Batch # 1079527
12/07/2023 12:04:10 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231207-0094602

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Brandon S. Saunders 100 Spadeleaf Blvd. Apt. K205 Hendersonville, TN 37075	NEW OWNER	044 15 0 229.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cortni R. Eby nka Cortni R. Saunders** "the Grantor," conveys and quitclaims unto **Brandon S. Saunders** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> BEING Lot 141 of Section "C" on the Plan of E.I. DuPont deNemours and Company's Subdivision as of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING on the easterly margin of Bryan Street, at the corner of Lots Nos. 140 and 141; thence with the line between said lots eastwardly 61.4 feet to the corner of Lots Nos. 136, 137, 140 and 141; thence with the line between Lots Nos. 137 and 141; southwardly 49 feet to the northerly margin of an unnamed street; thence with the northerly margin of same, westwardly 51.3 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the easterly margin of Bryan Street; thence with the easterly margin of same, northwardly 39 feet to the beginning.
>
> Being the same property conveyed by Warranty Deed to Brandon S. Saunders and Cortni R. Eby, both unmarried, from Bertha Hall, unmarried, on November 27, 1996, and recorded on December 5, 1996, in Book 10282, Page 316, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 4 day of December, 2023.

(SEAL)
Cortni R. Eby nka Cortni R. Saunders

STATE OF Tennessee)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Cortni R. Eby nka Cortni R. Saunders,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of December, 2023.

Notary Public
My commission expires: _____

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 9-27-2026

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires: _____

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 9-27-2026