Karen Johnson
Batch # 1083390
12/18/2023 01:59:57 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231218-0097461

This instrument prepared by:
Tony L. Turnbow
King, Turnbow & Smith, PLLP
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067
615.580.4557

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $-0-.

Chad Daniel Sandford
Affiant

Sworn to and Subscribed before me on this the 11th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 5-18-27

The preparer of this instrument is not the closing agent pursuant to the Tax Reform Act of 1986.

(With information provided by the parties/without benefit of a Title Search)

Address of New Owners:	**Send Tax Bills To:**	**Map/Parcel Number:**
Chad Daniel Sandford and Amy Lynn Sandford, Trustees	SAME	**050-02-0A-027-00**
1447 Havenbrook Drive,		
Nashville, TN 37207		

QUITCLAIM DEED

This instrument made and entered into this the 11th day of December, 2023, by and between, **CHAD DANIEL SANDFORD** and **AMY LYNN SANDFORD, husband and wife,** Grantor, and **CHAD DANIEL SANDFORD** and **AMY LYNN SANDFORD, Trustees, and their successors in trust, under THE CHAD DANIEL SANDFORD AND AMY LYNN SANDFORD REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2023, and any amendments thereto,** Grantee.

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, **CHAD DANIEL SANDFORD and AMY LYNN SANDFORD, husband and wife**, Grantor, do hereby convey, grant, transfer, remise, and forever quitclaim unto **CHAD DANIEL SANDFORD and AMY LYNN SANDFORD, Trustees, and their successors in trust, under THE CHAD DANIEL SANDFORD AND AMY LYNN SANDFORD REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2023, and any amendments thereto**, Grantee, their heirs, successors and assigns, forever, Grantors' entire right, title, and interest in and to the following described as that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 27, Final Plat, Belle Arbor PUD, Phase 2, (formerly known as Victory Village PUD), according to survey and plat of same appearing of record in Instrument No. 20161222-0134965; as corrected in Instrument No. 20170110-0002925, in the Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Chad Daniel Sandford, an unmarried man, by Warranty Deed from Nathaniel Henry Dadd, a married man, dated May 23, 2022 of record in Instrument No. 20220525-0060621, in Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Chad Daniel Sandford and Amy Lynn Sandford, Husband and Wife by QuitClaim Deed from Chad Daniel Sandford, a married man, dated May 25, 2023 of record in Instrument No. 20230526-0040140, in Register's Office for Davidson County, Tennessee.

This is improved property known as: 1447 Havenbrook Drive, Nashville, TN 37207

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

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by preparer as to the accuracy of anything set forth herein.

Witness my hand, this the 11th day of December, 2023.

CHAD DANIEL SANDFORD

AMY LYNN SANDFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **CHAD DANIEL SANDFORD and AMY LYNN SANDFORD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that [he/she] executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11t day of December, 2023.

NOTARY PUBLIC

My Commission Expires: May 19, 2027

