QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

T-QCD-24-2402

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1100629
02/13/2024 01:16:52 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240213-0010033

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Karen Holloway	**New Owner**	
(NAME)	(NAME)	**08106040000**
619 Oak Shadow Dr.,		
(ADDRESS)	(ADDRESS)	
New Johnsonville, TN 37134		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES FRANKLIN SANDERS, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KAREN HOLLOWAY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 8th, formerly the 13th, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the plan of the Nichol property, as of record in Book 31, Page 603, Register's Office for said County, being lot No. 2 on the map showing subdivision of the Conrad Santi property, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, October _____, 1941, as follows:

Beginning on the northerly margin of Buchanan Street at a point 75 feet west of the westerly margin of 24th Avenue North, being the corner of lots Nos. 1 and 2; thence with the line between said two lots, northwardly 150 feet to the southerly line of lot No. 32; thence with said line westwardly 50 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots, southwardly 150 feet to the northerly margin of Buchanan Street; thence with said Street; eastwardly 50 feet to the beginning.

Being the same property conveyed to Charles Franklin Sanders by quitclaim deed from Dorcas Clopton Alley dated March 29, 1993 and recorded in Book 8906 Page 945, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2402 Buchanan Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 6 day of February, 2024.

Charles F. Sanders Jr.
Charles Franklin Sanders

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES FRANKLIN SANDERS, the within named bargainor, 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 and official seal, this the 6 of Feb, 2024.

Keith A Whitaker JR
Notary Public
My Commission Expires: Oct. 6, 2027
(SEAL)

KEITH A WHITAKER JR
Notary Public
Prince George's County
Maryland
My Commission Expires Oct. 6, 2027

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212