Karen Johnson Davidson County
Batch# 1108752 DEEDQC
03/07/2024 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240307-0015963

# QUITCLAIM DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of February, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAVIN DWYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2027

**THIS INSTRUMENT WAS PREPARED BY**
LACKEY McDONALD, PLLC
1608 17th Ave. S.
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Isaiah Turner<br>1524 Heritage Blvd.<br>Madison, Tennessee 37115 | Same | 042 08 0125.00 |

For and in consideration of the sum of ONE DOLLAR, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Marie Sanderson (hereinafter "Grantor"), do hereby transfer and convey all my rights, title, and interest to Isaiah Turner (hereinafter "Grantee"), his heirs, successors, and assigns.

The property being located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Being Lot Number 7 on the Plan of Heritage View Subdivision, Section One, of Record in Plat Book 6900 at page 772, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus G. Vickers and Terrilyn F. Vickers, by Quitclaim Deed from Robert R. Wood, of record in Instrument No. 20180322-0027051, in the Register's Office of Davidson County, Tennessee, dated March 19, 2018 and recorded on March 22, 2018. The said Marcus G. Vickers died on January 11, 2023, leaving Terrilyn F. Vickers as surviving tenant by the entirety.

Further being the same property conveyed to Rogers Investment Properties, LLC by Warranty Deed dated July 24, 2023 from Terrilyn Vickers, of record in Instrument No. 20230731-0058571, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Isaiah Turner and Marie Sanderson, single, by Warranty Deed dated December 15, 2023 and recorded on December 18, 2023 from Rogers Investment

Properties, LLC, of record in Instrument No. 20231218-0097477, in the Register of Deed's Office of Davidson County, Tennessee

unimproved [ ]
This is improved [x] property, known as 1524 Heritage View Blvd, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witnessed my hand this the 7th day of March, 2024.

**Marie Sanderson, Grantor**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Marie Sanderson, the within named Grantor, personally appeared before me, a Notary Public in and for said County and State, with whom I am personally acquainted with (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 on official seal, this the 7th day of March, 2024.

Notary Public

My Commission Expires: March 9, 2027

(SEAL)

GAVIN DWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

**RETURN TO:**

**LACKEY McDONALD, PLLC**
1608 17th Ave. S.
Nashville, TN 37212
(615) 455-5033

## CERTIFICATE OF AUTHENTICITY

I, Sarah Wagner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 7, 2024.

Sarah Wagner

Affiant Signature

Date: March 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 7th day of March, 2024.

Notary's Signature

My Commission Expires: March 9, 2027

Seal:

