Karen Johnson
Batch # 1139396
05/24/2024 01:51:12 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240524-0038942

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

Claude Edward Sanford
CLAUDE EDWARD SANFORD

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135

Subscribed and sworn before me this15th day of May, 2024.

Notary Public
My Commission Expires: 6/26/2024

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

New Owner(s)	*Map & Parcel Nos.*
Claude Edward Sanford Living Trust 335 Fann Road Nolensville, TN 37135	Map 187 Parcel 081
Send tax bill to New Owner	

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Claude Edward Sanford and wife, Brenda Sanford, deceased**, ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **Claude Edward Sanford Living Trust** U/A dated 04/25/2024 ("Grantee"), all of our right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

Tract of Land in the 31st councilmanic District of Nashville, Davidson County, Tennessee, being a part of Tract 11 on unrecorded Survey by Robert E. Francis, Tennessee R.L.S. No. 669, dated November 26,1984 and a part of Parcel 81 on Property map 187, said tract being more particularly described according to a Boundary Survey by Roger H. Fuqua, Tennessee Registered Land Surveyor, No. 502, dated March 16, 1998, as follows:

BEGINNING at an iron pin set in the westerly property line of a tract of land deeded to David E. House and Laura Lynn Freeman, as of record in Deed Book 8432, Page 306, Register's Office for Davidson County, Tennessee, that is North 13 degrees 41 minutes 58 seconds East, 262.62 feet from an existing iron pin in the center of a cul-de-sac in Fann Road, a private road; said existing pin being northeasterly corner of a tract of land deeded to William C. Hardison, Jr., and wife Kim R. Hardison, as of record in Deed Book 9730, Page 541, Register's Office for Davidson County,

Tennessee, and being northerly 3,568.S8 feet as measured along said Fann road from Kidd Road in Williamson County, Tennessee and proceeding; thence, leaving the westerly property line of the House and Freeman tract, with a new line, North 83 degrees 21 minutes 19 seconds West, 853.62 feet to an iron pin (set) in the easterly property line of a tract of land deeded to Edward W. Hill, as of record in Deed Book 9244, Page 13, Register's Office for Davidson County, Tennessee; thence, with the easterly property line of the Hill Tract, in part, North 06 degrees 34 minutes 00 seconds East, 493.21 feet to an existing iron pin at the southwesterly property corner of a tract of land deeded to Bobby Joe Hill and wife, Pamela Denise Poteat, as of record in Deed Book 9411, Page 783, Register's Office for Davidson County, Tennessee; thence, with the southerly property line of the Hall and Poteat tract, in part, South 83 degrees 10 minutes 48 seconds East, 866.32 feet to an iron pin (set); thence, South 84degrees 32 minutes 48 seconds East, 48.83 feet to an existing iron pin at the northwesterly property corner of a tract of land deeded to Jeffrey K. Snoddy, as of record in Deed Book 6473, Page 234, Register's Office for Davidson County, Tennessee; thence, with the westerly property lines of the Snoddy tract and the House and Freeman tract, South 13 degrees 41 minutes 58 seconds West, 495.32 feet to the POINT OF BEGINNING.

THIS tract has benefit of and is subject to a permanent easement, 50 feet in width, and a cul-de-sac with a radius of 50 feet for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, Page 461, Register's Office for Davidson County, Tennessee, and Book 504, Page 439, Register's Office for Williamson County, Tennessee.

ALSO included is a 25-foot Ingress, Egress Easement extending from the cul-de-sac of Fann Road, a private road to the herein described tract, said easement meandering from the southerly line of the original Johnson tract to the herein described tract and running along an existing driveway and is for the benefit of the herein described tract as more fully shown on Exhibit B attached (on the Ingress, Egress Easement)

Being the same property **conveyed to Claude Edward Sanford and wife, Brenda Sanford,** , by Warranty Deed from **Kevin J. Johnson, and wife, Donna M. Johnson** of record as Deed Book 11121, Page 649 in the Register's Office for Davidson County, Tennessee. Mrs. Brenda Sanford passed away on 10/15/2023, making Claude Edward Sandford the sole owner.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 335 Fann Road, Nolensville, TN 37135.

WITNESS my hand this 15th day of May, 2024.

Grantor – Claude Edward Sanford

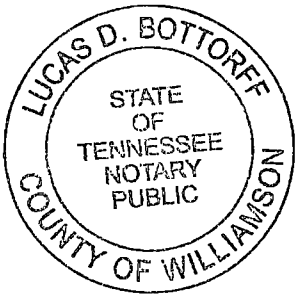
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Claude Edward Sanford with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 15th day of May, 2024.

Notary Public

My Commission Expires: 6/26/2024



This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135