Karen Johnson Davidson County
Batch # 1142569 DEEDQC
06/04/2024 08:55:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240604-0041481

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun St.
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address Current Owner As Follows	Send Tax Bills To	Map Parcel Numbers
Name James Isaac Sanders	**Name** James Isaac Sanders	132-11-0-077.00
Street Address or Route Number 700 Prescott Court	**Street Address** 700 Prescott Court	
City State Zip Nashville, Tennessee 37204	**City State Zip** Nashville, Tennessee 37204	

FOR ONE DOLLAR ($1.00) AND IN CONSIDERATION set forth in the Marital Dissolution Agreement effective June 3, 2024, between James Isaac Sanders and Jensi Caroline Sanders, the receipt of which is hereby acknowledged, Jensi Caroline Sanders, the Grantor, by this document does hereby quitclaim and convey unto James Isaac Sanders, his heirs, successors and assigns, all of her right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of the John Overton Property, known as Traveler's Rest, of record in Book 421, Page 160, Register's Office for Davidson County, Tennessee, according to a survey by John Kohl, Ill, dated June 24, 1985, and more particularly described as follows:

Beginning at a point on the Northerly margin of Prescott Court, said point being at the Southwesterly comer of that property conveyed to the State of Tennessee by Deed from Martha F. Eskridge and husband, H.W. Eskridge, pursuant to Final Consent Decree in the Circuit Court of Davidson County, Tennessee under Rule No. 73300, and of record in Book 3882, Page 331, in said Register's Office for Davidson County, Tennessee; thence, leaving said Northerly margin of Prescott Court Northwardly 125 feet, more or less, to a point; thence Northwardly 170 feet, more or less, to a point, said point being the Northeasterly most comer of the herein described property; thence, Westwardly 135 feet, more or less, to a point; thence, Southwestwardly 164.8 feet to a_ point, said point being the Northwesterly most corner of the herein described property; thence, Southwardly 284.97 feet to a point, said point being on the Northerly margin of Prescott Court; thence, with said margin of

Prescott Court, Eastwardly 151.5 feet to a point; thence, Northwardly 10 feet to a point; thence continuing Eastwardly 108 feet to the point of beginning.

Being the same property conveyed to E. Christis Farrell and wife, Judith K. Farrell by Warranty Deed from John G. Brevard and wife, Donna K. Brevard of record in Book 10035, Page 199, Register's Office for Davidson County, Tennessee, dated April 26, 1996 and recorded on May 01, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

This improved property [is] known as 700 Prescott Court, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Being the same property conveyed to James I. Sanders and Jensi Sanders, husband and wife, by Warranty Deed from E. Christis Farrell and wife, Judith K. Farrell, dated 09/22/17 and recorded 10/03/17 in Book-Page Number 20171003-0101233, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 700 Prescott Court, Nashville, Tennessee 37204.

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

This deed is prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 3rd day of June, 2024.

Jensi C. Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Brianna D. Irwin, a Notary Public in and for said County and State, the within named, Jensi C. Sanders, the Bargainor with whom I am personally acquainted, 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 and official seal at Nashville, Tennessee, this 3rd day of June, 2024.

Brianna D. Irwin
Notary Public

My commission expires: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, after being first duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Marital Dissolution Agreement in the case styled J. Isaac Sanders v. Jensi Caroline Sanders, Docket No. 24D-386, in the Fourth Circuit Court for Davidson County, Tennessee, and that the consideration for the transfer is $1.00.

J. Isaac Sanders
Affiant

Subscribed and sworn before me, this the 3rd day of June, 2024.

Brianna D. Irwin
Notary Public

My commission expires: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024