Karen Johnson Davidson County
Batch # 1172204 DEEDQC
08/20/2024 11:35:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240820-0063758

QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

LB-QCD-24-2712

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 15 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tinsley A. Dempsey	**Same as New Owner**	
(NAME)	(NAME)	**081-06-0-055.00**
2712 Deerfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **TINSLEY ANNE DEMPSEY, AN UNMARRIED WOMAN AND BLUFORD B. SANDERS, III, AN UNMARRIED MAN,**hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TINSLEY A. DEMPSEY, AN UNMARRIED WOMAN** 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 Davidson County, Tennessee, being Lot No. 63 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page (s) 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts 54 feet on the Northeasterly margin of Deerfield Drive and extends back between lines 143.4 feet on the Southeasterly line and 143.6 feet on the Northwesterly line, to a dead line in the rear, measuring 54 feet thereon.

Being the same property conveyed to Tinsley Dempsey, an unmarried woman and Bluford B. Sanders, III, an unmarried man by Warranty deed from Joseph Spicer and Juanita Spicer, husband and wife of record in Instrument No. 20171117-0118198 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 17, 2017.

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: **2712 Deerfield Drive, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 15 day of August, 2024.

Tinsley Anne Dempsey

Bluford B. Sanders, III

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINSLEY ANNE DEMPSEY, 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 15 day of August, 2024.

Notary Public
My Commission Expires: 3.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLUFORD B. SANDERS, III, 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 15 day of August, 2024.

Notary Public
My Commission Expires: 3.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212