Karen Johnson Davidson County
Batch# 1177437 DEEDQC
09/04/2024 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240904-0067848

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Cortni Saunders**	(NAME) NEW OWNER	33-6-18
(STREET ADDRESS) 1098 Old Dickerson Pike	"	
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Brandon Saunders,** Grantor, does hereby quitclaim and convey unto **Cortni Saunders, unmarried, and Brayden Saunders,unmarried, as joint tenants with right of survivorship,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4, Murphy Meadows, of record in Plat Book 5800, Page 67, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Saunders and wife, Cortni Saunders by Deed dated December 2, 2003 from William Michael Roland, recorded December 11, 2003, in Instrument Number 20031211-0178067, Register's Office of Davidson County, Tennessee. The said Brandon Saunders and Cortni Saunders having since divorced.

The property address is 1098 Old Dickerson Road, Goodlettsville, TN 37072.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 23 day of August, 2024.

Affiant

My commission expires: 04/15/2025
(Affix Seal)

Notary Public

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 23 day of August, 2024.

Brandon Saunders

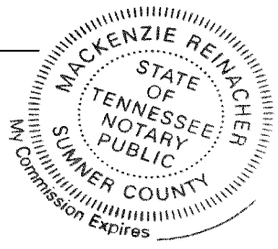
STATE OF TENNESSEE
COUNTY OF Sumner

On this 23 day of August, 2024, before me personally appeared **Brandon Saunders,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 23 day of August, 2024.

Notary Public

04/15/2025
My Commission Expires:



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **8/23/2024** (date of document).

Affiant Signature

9-03-2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this **3rd** day of **September**, **2024**.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202409040067848