Karen Johnson
Batch # 1179473
09/10/2024 09:12:31 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240910-0069558

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:

Willis Sublett Sanders III & Deborah China Sanders, Co-Trustees
Sanders Tennessee Community Property Trust
1133 Duncanwood Drive
Nashville, TN 37204

SEND TAX BILLS TO:

same as new owner

MAP & PARCEL ID.

Map: 131-8
Parcel: 12

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.)

WILLIS SUBLETT SANDERS III, Trustee)
Affiant

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me,)
this 5th day of September, 2024.)

NOTARY PUBLIC)
My Commission Expires: March 9, 2027.)

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, WILLIS S. SANDERS, III and DEBORAH C. SANDERS, husband and wife, "Grantor," by these presents, does hereby quitclaim and convey unto WILLIS SUBLETT SANDERS III AND DEBORAH CHINA SANDERS AS CO-TRUSTEES OF THE SANDERS TENNESSEE COMMUNITY PROPERTY TRUST, dated September 5, 2024, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Duncanwood of record in Plat Book 1424, page 139, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Willis S. Sanders, III and Deborah C. Sanders, husband and wife, by deed from Cynthia Brown Ronveaux, Trustee of the Cynthia Brown Ronveaux Living Trust, established by the Revocable Trust

Agreement of Cynthia Brown Ronveaux, dated October 20, 2009, of record in Instrument Number: 20101117-0091877, Register's Office for Davidson County, Tennessee.

This is improved property known as 1133 Duncanwood Drive, Nashville, TN 37204.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of September, 2024.

WILLIS S. SANDERS, III

DEBORAH C. SANDERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIS S. SANDERS, III and DEBORAH C. SANDERS with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 5 day of September, 2024.

My Commission Expires: March 9, 2027.

Notary Public

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY