Karen Johnson Davidson County
Batch# 1191062 DEEDQC
10/08/2024 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078100

QUITCLAIM DEED	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 8th day of October 2024. Notary Public My Commission Expires: 11/05/2025 TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Steve Edward Sanders, Jr.	New Owner	094 13 0 051.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Rob Rutherford, as Limited Guardian for Steven Edward Sanders, Jr.** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Steve Edward Sanders, Jr.,** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land lying and being Lot No. 2 on Mr. Fred Walker's Re-Subdivision of part of Lots 11-12 of Block "L" as shown on the Plan of Hermitage Addition to Nashville, as of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, and of record in Book 4885, page 151, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronnie Sanders by Warranty Deed from Robert D. Dykstra, in record of Book 8384, Page 889, Register's Office for Davidson County, Tennessee. Ronnie Sanders has since died on March 13, 2010, vesting title in Rob Rutherford, Limited Guardian for Steven Edward Sanders, Jr. by the order of the Seventh Circuit Court for Davidson County, Tennessee, and pursuant to Tenn. Code Ann. §67-4-409 in Case No. 12P-1566. Said Guardianship has been terminated in Tennessee by Order dated April 18, 2019.

This is the same legal description used in the last instrument of record.

This improved property is commonly known as 327 Hermitage Avenue, Nashville, TN 37210.

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

This Quitclaim Deed is being made to convey any interest the Limited Guardian may have in the above-mentioned property.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 1 day of October, 2024.

GRANTOR:

By: Rob Rutherford, as Limited Guardian

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Rob Rutherford, Limited Guardian for Steven Edward Sanders, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Limited Guardian for Steven Edward Sanders, Jr., and as such Limited Guardian acknowledged the he is authorized to execute the foregoing instrument on behalf of Steven Edward Sanders, Jr., the within named bargainor, and that he as such Limited Guardian, executed the foregoing instrument for the purpose therein contained, by signing the name Rob Rutherford as Limited Guardian.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of October, 2024.

Notary Public

My Commission Expires: 11/03/2027

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine III, 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 Oct. 8, 2024.

AFFIANT SIGNATURE

10/8/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 8th day of October, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/02/2024

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY