Karen Johnson Davidson County
Batch# 1194138 DEEDQC
10/16/2024 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241016-0080172

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Steven G. Sunderland and Sharon B. Sunderland, Co-Trustees 3609 Hilldale Drive Nashville, TN 37215	Same	117 09 0J 001.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, STEVEN G. SUNDERLAND and SHARON B. SUNDERLAND, by these presents do hereby quitclaim and convey unto STEVEN G. SUNDERLAND and SHARON B. SUNDERLAND, CO-TRUSTEES OF THE SUNDERLAND COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, on the Horizontal Property Regime for Hilldale Townhomes, Inc., as recorded in the Master Deed of record in Instrument No. 20141110-0103815 and amended in Instrument No. 20141113-0104855, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed by deed of record as Instrument #20141118--0106329, Register's Office for Davidson County, Tennessee.

This is property known as 3609 Hilldale Drive, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this ____ day of October 14, 2024.

STEVEN G. SUNDERLAND

SHARON B. SUNDERLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Steven G. Sunderland and Sharon B. Sunderland, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14TH day of OCTOBER, 2024.

Notary Public

My Commission Expires:
Nov. 6, 2024

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 14TH day of OCTOBER, 2024.

Notary Public

My Commission Expires:
Nov. 6, 2024

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

45743866.1

Certificate of Authenticity

I, Lucretia Albert, 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 October 14, 2024.

Date

Lucretia Albert

Affiant Signature

10/16/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of October, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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