Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Randall Sanders Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2024. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: 3/8/2026 (AFFIX SEAL)

Karen Johnson
Batch # 1198853
10/30/2024 03:16:29 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241030-0083756

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY SANDERS & RANDALL SANDERS	**SAME**	**091-15-0-194.00**
(NAME) **5000 CHARLOTTE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTRIX'S QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JUDY P. SANDERS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF THOMAS E. SANDERS,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **TIMOTHY SANDERS AND WIFE, BRENDA SANDERS, AND RANDALL SANDERS AND WIFE, TINA M. SANDERS, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Unimproved ( )
This is improved(X) property known as **5000 CHARLOTTE AVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of October, 2024.

Judy P Sanders Exe
JUDY P. SANDERS, EXECUTRIX OF THE ESTATE OF THOMAS E. SANDERS

Judy P. Sanders
JUDY P. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Judy P. Sanders, Individually and as Executrix of the Estate of Thomas E. Sanders ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of October, 2024.

My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

EXHIBIT "A"

Tract I:

Being the southerly 99 feet 9 inches of Lot No. 901 and the easterly 9 inches of the southerly 99 feet 2 inches of Lot No. 903 of Block 112, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County. According to a survey made by George L. Bethurum, Jr., Engineer, November 15, 1945.

Said parts of Lots Nos. 901 and 903 front together 35 feet 9 inches on the northerly side of Charlotte Avenue and run back between parallel lines with the westerly margin of 50th Avenue North, formerly 9th Street, 99 feet 9 inches to the center of an 8-inch wall, the westerly line of said property running back with the center of an 8-inch wall.

Being the same property conveyed to Thomas E. Sanders and wife, Judy P. Sanders, from Willie Ann Mayo, a single woman, by deed dated January 14, 1983 of record in Book 5993, page 313, said Register's Office.

Tract II:

Land in Davidson County, Tennessee, being part of Lots Nos. 901 and 903, Block 112, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County, described according to a survey made by George L. Bethurum, Jr., Engineer, November 15, 1945, as follows:

Beginning on the northerly margin of Charlotte Avenue, in the center of an 8-inch wall, 35 feet 9 inches west of the westerly margin of 50th Avenue, North; thence with the center of said wall, northwardly 99 feet 9 inches to a turn in said wall, continuing with the center of said wall, eastwardly 35 feet 9 inches to the westerly margin of 50th Avenue, North; thence with said Avenue, northwardly 50 feet 10 1/2 inches, more or less, to the southerly margin of an alley; thence with said alley, westwardly 60 feet; thence southerly 150 feet, more or less, to the northerly margin of Charlotte Avenue; thence with said Avenue, eastwardly 24 feet 3 inches to the beginning.

Being the same property conveyed to Tommy Sanders and wife, Judy Sanders, from Virgil C. Belcher and wife, Nancy D. Belcher, by deed dated September 26, 1984 of record in Book 6392, page 977, re-recorded of record in Book 6395, page 793, said Register's Office.

Further, being the same property (Tracts I & II) conveyed to Thomas E. Sanders, from Judy P. Sanders, for the express purpose of creating a fee simple in the grantee, by Quitclaim Deed dated June 7, 2007 of record in Instrument No. 20070608-0069079, said Register's Office.

The said Thomas E. Sanders having since died September 27, 2023. The Last Will and Testament of Thomas E. Sanders was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee as Probate Docket No. 24P1742. His Last Will and Testament devised his Charlotte Avenue property to his sons, Timothy Sanders and Randall Sanders in equal shares.

Thomas E. Sanders and Tommy Sanders are one and the same person.
Judy P. Sanders and Judy Sanders are one and the same person.

This is the same description as the prior deed.