Karen Johnson Davidson County
Batch# 1213755 DEEDQC
12/10/2024 11:52:30 AM 5 pgs
Fees: $28.00 Taxes: $592.00
20241210-0095818

QUITCLAIM DEED

STATE OF California)
COUNTY OF Los Angeles)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED SIXTY THOUSAND DOLLARS ($160,000.00).

AFFIANT

Subscribed and sworn to before me this the 6th day of December, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LACKEY McDONALD, PLLC
1608 17th Ave. S.
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marie Sanderson 1524 Heritage Blvd. Madison, Tennessee 37115	Same	042 08 0125.00

For and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS AND ZERO CENTS ($160,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Isaiah Turner (hereinafter "Grantor"), do hereby transfer and convey all my rights, title, and interest to Marie Sanderson (hereinafter "Grantee"), her heirs, successors, and assigns.

The property being located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Being Lot Number 7 on the Plan of Heritage View Subdivision, Section One, of Record in Plat Book 6900 at page 772, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus G. Vickers and Terrilyn F. Vickers, by Quitclaim Deed from Robert R. Wood, of record in Instrument No. 20180322-0027051, in the Register's Office of Davidson County, Tennessee, dated March 19, 2018 and recorded on March 22, 2018. The said Marcus G. Vickers died on January 11, 2023, leaving Terrilyn F. Vickers as surviving tenant by the entirety.

Further being the same property conveyed to Rogers Investment Properties, LLC by Warranty Deed dated July 24, 2023 from Terrilyn Vickers, of record in Instrument No. 20230731-0058571, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Isaiah Turner and Marie Sanderson, single, by Warranty Deed dated December 15, 2023, and recorded on December 18, 2023 from Rogers Investment Properties, LLC, of record in Instrument No. 20231218-0097477, in the Register of Deed's Office of Davidson County, Tennessee.

Further being the same property conveyed to Isaiah Turner, single, by Quitclaim Deed dated February 7, 2024, and recorded on March 7, 2024 from Marie Sanderson, single, of record in Instrument No. 20240307-0015963, in the Register of Deed's Office of Davidson County, Tennessee.

unimproved [ ]
This is improved [x] property, known as 1524 Heritage View Blvd, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witnessed my hand this the 6 day of December, 2024.

Isaiah Turner, Grantor

STATE OF California)
COUNTY OF Los Angeles)

Isaiah Turner, the within named Grantor, personally appeared before me, a Notary Public in and for said County and State, with whom I am personally acquainted with (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 on official seal, this the 16th day of December, 2024.

Heather OH attachment
Notary Public

My Commission Expires: May. 08, 2027

(SEAL)

RETURN TO:

LACKEY McDONALD, PLLC
1608 17th Ave. S.
Nashville, TN 37212
(615) 455-5033

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 6TH day of DECEMBER, 20 24,
by ISAIAH TURNER
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NUBIA M. LOPEZ CHAVEZ
Notary Public - California
Los Angeles County
Commission # 2458272
My Comm. Expires Aug 8, 2027

Signature

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On DECEMBER 6, 2024 before me, NUBIA M. LOPEZ CHAVEZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ISAIAH TURNER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NUBIA M. LOPEZ CHAVEZ
Notary Public - California
Los Angeles County
Commission # 2458272
My Comm. Expires Aug 8, 2027

Signature _____ **(Seal)**

202412100095818

CERTIFICATE OF AUTHENTICITY

I, Sarah Wagner, Esq., 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 December 6, 2024.

Sarah Wagner

Affiant Signature

Date: December 10, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 10th day of December, 2024.

Notary's Signature

My Commission Expires: March 5, 2027

Seal:

