Karen Johnson
Batch # 1229472
01/23/2025 08 52 48 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250123-0005176

This Instrument Prepared By.
**Joshua L. Brand**
**BRAND LAW OFFICE**
211 Union St., STE 200
Nashville, Tennessee 37201

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | Map-Parcel No. |
|---|---|---|
| **Rhonda Lea Vincent**<br>3540 Couchville Pike<br>Hermitage, TN 37076 | **Rhonda Lea Vincent**<br>3540 Couchville Pike<br>Hermitage, TN 37076 | 137-00-0-084 00 |

# QUITCLAIM DEED

For consideration and pursuant to the divorce in Morgan County, Missouri, docket number 24MG-DR0034, and for other good and valuable consideration receipt of which is hereby acknowledged, hereinafter named Grantee, I, HERBERT LEE SANDKER, JR., do hereby quitclaim and convey unto RHONDA LEA VINCENT, formerly RHONDA LEA SANDKER, her successors and assigns, all of my right, title, and interest in and to the following described tract of land; to wit·

Land in the 4th Civil District of Davidson County, Tennessee, described as follows.

Beginning at a point in the center of Couchville Pike, said point being the southeast corner of the property conveyed to Jerry L York, and wife, as of record in Book 3460, page 327, Register's Office for Davidson County, Tennessee; thence with Yorks easterly line, North 2 degrees 35' West 880 7 feet to Yorks northeasterly corner, thence North 89 degrees 18' East 65 feet more or less to an iron pin, thence South 44 degrees 45' East 180 feet, more or less, to a point in the line of the U.S.A.; thence with said U.S.A. line the following courses and distances. South 07 degrees 40' West 246 06 feet; South 07 degrees 17' East 284.14 feet; South 33 degrees 01' East 295.89 feet to a point in the center of Couchville Pike; thence westerwardly with the center of Couchville Pike 400 feet, more or less, to the point of beginning.

Being the sane property conveyed to Herbert L Sandker, Jr and Rhonda Lea Sandker by deed from James H. Rowlett et ux Barbara A Rowlett, dated November 19, 2018, recorded in instrument 20181121-0114556, Registers Office for Davidson County, Tennessee and subsequently amended by scriveners affidavit dated January 2, 2020 recorded in instrument 20200107-0002075.

This is an improved piece of property, known as 3540 Couchville Pike, Hermitage, TN, 37076.

Said property is conveyed subject to all easements, restrictive covenants and conditions, limitations, encumbrances, and other matters of records as may affect the premises including all items set out on any applicable plat of record.

Witness my hand this 9th day of January, 2025.

Herbert Lee Sandker Jr.
**HERBERT LEE SANDKER, JR.**

**STATE OF** Missouri )
**COUNTY OF** Miller )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HERBERT LEE SANDKER, JR., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Eldon, Missouri, this 9th day of January, 2025

Jerry Geasley III
Notary Public

My Commission Expires: May 5th, 2028

JERRY GEASLEY III
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 5, 2028
MILLER COUNTY
COMMISSION #24733812

**STATE OF** Missouri )
**COUNTY OF** Miller )

The actual consideration for this transfer is the final divorce in Morgan County Missouri, docket number 24MG-DR0034, and $0.00.

Herbert Lee Sandker Jr.
Affiant

Witness my hand and official seal at Eldon, Missouri, ~~Nashville~~, ~~Tennessee~~, this 9th day of January, 2025.

Jerry Geasley III
Notary Public

My Commission Expires: May 5th, 2028

JERRY GEASLEY III
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 5, 2028
MILLER COUNTY
COMMISSION #24733812