Karen Johnson Davidson County
Batch# 1248196 DEEDQC
03/19/2025 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019950

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Monica Leigh Althaus
3247 Masonwood Dr.
Nashville, TN 37207

Send Tax Bill to:
3247 Masonwood Dr.
Nashville, TN 37207

Map-Parcel Number:
050-10-0-023.00

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 the 4 day of March, 2025.

Notary Public

My Commission Expires:
3·20·28

STATE OF TENNESSEE NOTARY PUBLIC ANGIE SYDNEY DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHRISTOPHER STANTON A.K.A. CHRIS SANDERS, A SINGLE MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **DEJA TURNER-SANDERS, CARTEZ SANDERS AND NOWELL HOOTEN-SANDERS,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 3247 Masonwood Dr., Nashville, TN 37207.

C.S

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of March, 2025.

CHRISTOPHER STANTON A.K.A. CHRIS SANDERS

STATE OF Tennessee
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTOPHER STANTON A.K.A. CHRIS SANDERS**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2025.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Exhibit A

Land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 771 on the Plan of Parkwood Estates, Section Four, of record in Book 3300 Pages 79 and 80, Register's Office for Davidson County, Tennessee. Said Lot No. 771 fronts 85.23 feet on the northerly margin of Masonwood Drive and runs back between lines 118.9 feet on the easterly line and 166.2 feet on the westerly line to a dead line in the rear on which it measures 79.8 feet.

BEING the same property conveyed to John C. Sanders by Warranty Deed from Larry LaBron Scott and wife, Brenda Gail Scott, dated 05/23/1994 and recorded 05/25/1994 in Book 9357, Page 12, Register's Office for Davidson County, Tennessee.

According to Affidavit of Heirship dated _____ and recorded in Instrument No. 202503190019949, correcting Affidavit of Heirship of record in _____, the said John C. Sanders died unmarried on August 27, 2014, leaving his four children, Deja Turner-Sanders, Cartez Sanders and Nowell Hooten-Sanders, and Christopher Stanton A.K.A. Chris Sanders as his only heirs at law.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3/4/2025.

Affiant Signature

3/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY