Name and Address of New Owner:
Judith L. Sanders and Quintin Bass
209 Churchill Crossing
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Ashlynn Hengemihle, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1252437 DEEDQC
03/27/2025 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250327-0022843

Map & Parcel No: 34-3B-309

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Judith L. Sanders, a single woman,** "the Grantor," conveys and quitclaims unto **Judith L. Sanders, a single woman, and Quintin Bass, a single man, as tenants-in-common with rights of survivorship,** "the Grantees," all her interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being UNIT No. 209, Building #2, on the plan of Churchill Crossing Condominiums, according to the Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and again in Book 7845, Page 540, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat 7900, Page 25, in the Register's Office of Davidson County, Tennessee, to which plat refernce is hereby made for a more particular description.
>
> Being the same property conveyed to Betty D. Pettaway, unmarried, by Warranty Deed from Jeff A. Smith, married, of record in Book 9619, Page 57, Register's Office for Davidson County, Tennessee, dated March 10, 1995 and recorded on March 15, 1995.
>
> Said Betty D. Pettaway died on or about November 7, 2019, survived by her second cousin, Judith L. Sanders, a single woman. Affidavit of Heirship recorded in Instrument No, 20210210-0019163, Register's Office for Davidson County, Tennessee.
>
> Being improved property known as 209 Churchill Crossing, Madison, TN 37115.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26 day of March, 2025.

Judith L Sanders (SEAL)
Judith L. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of March, 2025, before me personally appeared Judith L. Sanders, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 26 day of March, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26 day of March, 2025.

Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-26-25.

Affiant Signature

3-26-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of March, 2025.

Notary Signature

My Commission Expires: 5-9-26

