Karen Johnson
Batch # 1260194
04/15/2025 11 29 44 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250415-0028650

Record and Return Mail To:
This Instrument Prepared By·
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
SANDRA DAWN PETROU, Trustee SANDRA DAWN PETROU LIVING TRUST dtd 4/10/2025 408 YOSEMITE CT. ANTIOCH, TN 37013	Same	175-04-0A-033.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **SANDRA DAWN PETROU, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **SANDRA DAWN PETROU, as Trustee of the SANDRA DAWN PETROU LIVING TRUST dtd 4/10/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being all of Unit No. 12B, on the Final Plat, Park Place Subdivision, Phase I, as shown by plat appearing of record in Instrument No. 20010129-0008516, and as shown on Exhibit "E" to Master Deed of record in Instrument Number 200102140014161, rerecorded in 200107020069590, amended in 200110190114191 and rerecorded in 200112120136927, of the Registers Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Virginia A. Teal, married by Warranty Deed from Landmark Homes of Tennessee, Inc., a Tennessee corporation, dated 01/05/2007 and recorded 01/11/2007, of record in Instrument 200701110004578, Registers Office for Davidson County, Tennessee. Being the same property conveyed to Virginia A. Teal, married by Quit Claim Deed from Alfred Carnahan, Jr., dated 01/05/2007 and recorded 01/11/2007, of record in Instrument 200701110004580, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra Dawn Petrou, unmarried, from Virginia A. Teal, married, by Warranty Deed recorded 10/1/2020, of record as Instrument No. 20201001-0113283, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***408 YOSEMITE CT., ANTIOCH, TN 37013***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **10th** day of **APRIL**, **2025**.

SANDRA DAWN PETROU, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named SANDRA DAWN PETROU, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **10th** day of **APRIL**, **2025**

Notary Public

My Commission Expires: 8/19/2028

S BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

SANDRA DAWN PETROU, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **10th** day of **APRIL**, **2025**.

Notary Public

My Commission Expires: 8/19/2028

S BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD