This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property. Karen Johnson Davidson County Batch# 1260873 DEEDQC 04/17/2025 01:49:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20250417-0029520	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(D). Sandra F. Conatser, Affiant Sworn to and subscribed before me this April 17, 2025. Notary Public Comm Exp:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SANDRA FAYE CONATSER		
PO Box 111233	SAME AS NEW OWNER	147-06-0-117.00
Nashville, Tennessee 37222-1233		

QUITCLAIM DEED

BE IT KNOWN THAT I, SANDRA FAYE ESCUE, unmarried, am the sole owner of the property herein described. It is my express desire to re-title my property in my maiden name, SANDRA FAYE CONATSER, unmarried.

THEREFORE, FOR AND IN CONSIDERATION of $10.00 (Ten Dollars), the receipt of which is hereby acknowledged, and for the express purpose of re-titling said property, I, SANDRA FAYE CONATSER, unmarried, by these presents do hereby quitclaim and convey unto ROBERT M. PAUTIENUS III, Trustee, his successors and assigns, all my right, title and interest in and to the following parcel of land in Davidson County, Tennessee, more particularly described to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 16 fronts 70.0 feet on the southeasterly margin of Milner Drive and extends back 217.4 feet on the northeasterly line and 247 feet on the southwesterly line to a line at the rear measuring 135 feet thereon.

Being the same property conveyed to SANDRA FAYE ESCUE by BILLY NEAL ESCUE and EDWARD L. HILAND, Trustee, by Quitclaim Deed of record in Book 5410, Page 738,

Register's Office for Davidson County, Tennessee; and further conveyed to SANDRA FAYE ESCUE from
JAMES L. CURTIS and wife, SUSAN G. CURTIS by Warranty Deed of record in Book 5410, Page 735, Register's Office of Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

This conveyance is made subject to plan of record in Book 2900, page 59, said Register's Office which shows an owner's certificate, a 40-foot minimum building setback line from Milner Drive, a 10-foot easement for public utility purposes along the rear line of said lot, and a 2 1/2 x 30-foot utility anchor easement located on the north corner of said lot, and a 5-foot casement for underground telephone cable along the northeast line and a 10-foot easement for sewer 1ine across lot 90 feet from Milner Drive, easement for drainage along creek, restrictive covenants of record in Book 2997, page 93, as amended in Book 2929, page 117, Register's Office for Davidson County, Tennessee.

AND NOW, I, ROBERT M. PAUTIENUS III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto SANDRA FAYE CONATSER, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is improved property known as 4820 Milner Drive, Nashville, Tennessee 37211.

WITNESS OUR HANDS this 17th day of April, 2025.

Sandra Faye Escue
SANDRA FAYE ESCUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA FAYE ESCUE 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 Brentwood, Tennessee, this April 17, 2025.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

ROBERT M. PAUTIENUS III, Trustee

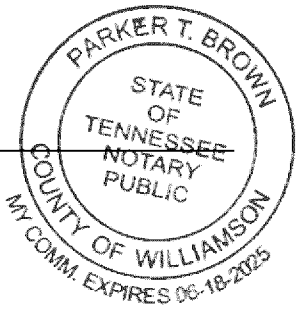
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 17, 2025.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 April 17, 2025.

4/17/25
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 17th day of April, 2025.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025