Karen Johnson Davidson County
Batch # 1263121 DEEDQC
04/22/2025 01:42:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250422-0030762

This Instrument Prepared By:
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0 .

Mary R Sanders
AFFIANT

Subscribed and sworn to before me this 24th day of March 2025.

S. Tucker Jones
Notary Public
My Commission Expires 5-5-25

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mary R. Sanders, et al. **1047 Ramblin Brook Road** **Nashville, TN 37218**	**Roundpoint Mortgage Servicing, LLC** **P.O. Box 19409** **Charlotte, NC 28219-9409**	**058 09 0A 081.00**

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mary R. Sanders** ("Grantor"), who owns interest in a certain improved real property at **1047 Rambling Brook Road, Nashville, Tennessee 37218**, in Davidson County, as hereinafter further described, hereby sell(s), remise(s), convey(s), and quit claim(s) her interest in said property to **Mary R. Sanders and Lucy B. Tucker Puryear as a life estates**, with ½ remainder interest to **Joel Anthony Porter, II**, and ½ remainder interest to **Jesse F. Tucker, Joseph Tucker, Josephine Cheatham** in equal shares (" Collectively, the Grantees"). Said property is further described as:

LAND in Davidson County, Tennessee, being Lot No.73. on the Plan of Creekside Trails, Phase 4, of record in Instrument No. 20050405-0037383, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Garnett Bond, III, unmarried, by deed from NRV, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated 12/29/2005, of record in Instrument No. 20060111-004348, Register's Office for Davidson County.

Being the same property conveyed to Mary R. Sanders, unmarried woman, by deed from Garnett Bond, III, unmarried, dated 9/17/2020, of record in Instrument No. 20200923-0109048, Register's Office for Davidson County.

This is improved property known as 1047 Rambling Brook Road, Nashville, Tennessee 37208.

The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey. The actual consideration or true value, whichever is greater, for this transfer is $_____0_____.

IN TESTIMONY WHEREOF and WITNESS my hand I/we have executed this instrument the 24th day of March, 2025.

Mary R. Sanders
MARY R. SANDERS

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee]

COUNTY OF Davidson]

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named **MARY R. SANDERS**, the grantor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of March, 2025.

S. Tucker Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-2025