Karen Johnson Davidson County
Batch# 1281421 DEEDQC
06/04/2025 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250604-0043874

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 4, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Marion Abraham Sanders, Jr.
Revocable Living Trust
3219 Mayer Lane
Nashville, TN 37218

Send Tax Bills To:
Same

Map-Parcel Number:
080-08-0-201.00

QUITCLAIM DEED

Marion Sanders ("Grantor"), for consideration of $10.00 hereby releases, remises, and quitclaims to the **Marion Abraham Sanders, Jr. Revocable Living Trust,** dated June 4, 2025 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 4, 2025**.

Marion A Sanders

Marion Sanders

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Marion Sanders,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 4, 2025.

Hannah Jones

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Being Lot No. 117 on the Plan of Bordeaux Hills, Section 4, as of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marion Sanders and wife, Rhonda Sanders, from John Phillips. Jr., unmarried, by deed of record in Book 10683, Page 747, Register's Office for Davidson County, Tennessee. Rhonda Sanders having subsequently died on February 11, 2025, and Marion Sanders having become the sole owner through rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3219 Mayer Lane, Nashville, TN 37218.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 June 4, 2025.

Sophie L. Buntin
Affiant Signature

6.4.25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 4, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028