Karen Johnson Davidson County
Batch# 1281617 DEEDQC
06/05/2025 09:09:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250605-0044148

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KELLY FRANKLIN SANDERS
REGINALD DEWAYNE SANDERS
4113 EATONS CREEK ROAD
NASHVILLE, TN 37218

OWNER (SEND TAX BILLS TO):

KELLY FRANKLIN SANDERS
REGINALD DEWAYNE SANDERS
4113 EATONS CREEK ROAD
NASHVILLE, TN 37218

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KELLY FRANKLIN SANDERS, who took title as KELLY FRANKLIN, a married woman, joined by her spouse, REGINALD DEWAYNE SANDERS (herein, "Grantor"), whose address is 4113 Eatons Creek Road, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to KELLY FRANKLIN SANDERS and REGINALD DEWAYNE SANDERS, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 4113 Eatons Creek Road, Nashville, TN 37218, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4113 Eatons Creek Road, Nashville, TN 37218

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 30th day of May, 2025.

PIN NO: 069 02 0 097.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

KELLY FRANKLIN SANDERS, who took title as KELLY FRANKLIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KELLY FRANKLIN SANDERS, who took title as KELLY FRANKLIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2025.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

GRANTOR:

REGINALD DEWAYNE SANDERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, REGINALD DEWAYNE SANDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2025.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of ENCHANTED HILLS, SECTION 12, of record in Book 4675, Page 165, as amended in Book 5407, Page 949, both in the Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Eaton's Creek Road, said point being the common front corner of Lot Nos. 213 and 214 on said plan; thence, with the line between said lots Westwardly 354 feet, more or less, passing a witness line at 295.0 feet, to a point in the center line of Eaton's Creek; thence, with the meanders of the center line of Eaton's Creek in a Southerly direction a portion conveyed to ENCHANTED HILLS, Inc., by deed with Enchanted Hill's Northerly line N 71° 31' E 301 feet, more or less, passing a witness line at 81 feet, more or less, to a point in the Westerly margin of Eaton's Creek Road; thence, with said Westerly margin, Northwardly 156.0 feet to the Point of Beginning.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Instrument No. 20161207-0128723, on December 7, 2016.

PIN NO: 069 02 0 097.00

STREET ADDRESS:

4113 EATONS CREEK ROAD, NASHVILLE, TN 37218

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

25-106160 (JA)

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.00.

Grantee:

Grantee signature: Kelly Franklin Sanders
KELLY FRANKLIN SANDERS

Subscribed and sworn to under oath before me, this 30th day of May, 2025 by KELLY FRANKLIN SANDERS.

Susan G. Huttinger
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

[Affix Notary Seal]



Grantee:

Grantee signature: Reginald Dewayne Sanders
REGINALD DEWAYNE SANDERS

Subscribed and sworn to under oath before me, this 30th day of May, 2025 by REGINALD DEWAYNE SANDERS.

Susan G. Huttinger
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

[Affix Notary Seal]



Certificate of Authenticity

I, Melissa Blacknick, do hereby make this oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/30/2025.

Signature 6/3/2025

State of New York

County of New York

Personally appeared before me Kristin Buksa A Notary Public for this County and State, Melissa Blacknick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN BUKSA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU6044547
Qualified in Nassau County
Commission Expires July 10, 2026

6/3/2025 Notary's Signature

My commission expires: July 10, 2026