This Instrument Prepared by and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1302687 DEEDQC
07/25/2025 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250725-0059094

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Johnny Bruce Sanders and Pamela H. Cherry 207 Kensington Park Nashville, Tennessee 37215	SAME	117-13-0B-119.00 CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Johnny Bruce Sanders,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Johnny Bruce Sanders and Pamela H. Cherry, husband and wife,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Abbottsford of record in Plat Book 6250, Page 419 thru 421, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny Bruce Sanders and Valerie Norman Sanders, husband and wife by Warranty Deed from Charlese W. Stratton, IV, married, of record in Instrument No. 20070809-0095230 Register's Office for Davidson County, Tennessee, dated August 1, 2007. Pia Stratton, the spouse of Charlese W. Stratton, IV, executed said deed conveying her marital interest in said property to Johnny Bruce Sanders and Valerie Norman Sanders. Valerie Norman Sanders has since died vesting the property is Johnny Bruce Sanders.

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

This improved property is known as 207 Kensington Park, Nashville, TN 37215.

Witness my hand this 05 day of July, 2025.

JOHNNY BRUCE SANDERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnny Bruce Sanders**, 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 this 25th day of July, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant Pamela H. Cherry

Subscribed and sworn to before me, this the 25th *day of* July, *2025.*

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Certificate of Authenticity

I, Kevin Montgomery, do hereby make an 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 **7/25/2025**.

Name: **Kevin Montgomery**

Title: **Attorney**

Date **07/25/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on **07/25/2025.**

Notary Public: _____

My Commission Expires: _____

