This Instrument Prepared By and Returned To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1306041 DEEDQC
08/05/2025 10 04 04 AM 2 pgs
Fees $12 00 Taxes $0 00
20250805-0061978

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL
Robert S. Hite	SAME	075 13 0 117.00
2721 Westwood Drive		
Nashville, TN 37204		

SANDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **Robert S. Hite ,** in and to the following tracts of land in Davidson County, Tennessee described as follows:

Being Lot No. 296 on the Plan of SECTION 4, HERMITAGE HILLS, of record in Plat Book 2900, Page 136, Register's Office for Davidson County, Tennessee as follows· Said Lot No. 296 Fronts 73 75 feet on the Northeasterly margin of Bonnabrook Drive and runs back between lines measuring 149 8 feet on the Northwesterly side and 151.7 feet on the Southeasterly side to a dead line in the rear, on which it measures 93.8 feet.

Being the same property conveyed to Sanders, LLC, a Tennessee limited liability company, by Warranty Deed from Steven Brown, single, of record in Instrument No. 20221207-0127473, in the Register's Office of Davidson County, Tennessee, dated December 06, 2022 and recorded on December 07, 2022.

Subject to all matters of record affecting the premises.

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This improved property is commonly known as: 136 Bonnabrook Drive, Hermitage, TN 37076

WO2025-944

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of August, 2025.

Sanders, LLC, A Tennessee Limited Liability Company

BY: _____

Robert S. Hite, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert S. Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Sanders, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he is the Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member

Witness my hand and seal on this 4th day of August, 2025.

Commission expires 10/4/27

_____
Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of August, 2025

Commission expires 10/4/27

_____
Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 1