This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1311576 DEEDQC
08/19/2025 09:28:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250819-0066019

ADDRESS NEW OWNER:

Melissa L. Sanders &
Cassandra A. Sanders
5405 B Pennsylvania Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

SAME

We, **TOMMY L. SANDERS AND MARY B. SANDERS, HUSBAND AND WIFE,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **MELISSA L. SANDERS AND CASSANDRA A. SANDERS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot 1312, of Block 35, on Plan No. 2, West Nashville, of record in Plat Book 57, page 172, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tommy L. Sanders and Mary B. Sanders, husband and wife, and Melissa L. Sanders, by Quitclaim Deed from Tommy L. Sanders and Mary B. Sanders, husband and wife, of record in Instrument No. 20200820-0093852, Register's Office for Davidson County, Tennessee.

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 is property known as: 5405 B Pennsylvania Avenue, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of August, 2025.

TOMMY L. SANDERS

MARY B. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy L. Sanders and Mary B. Sanders, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 13 day of August, 2025.

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15 day of August, 2025.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public