THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch # 1315587 DEEDQC
08/28/2025 09:43:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250828-0068880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2025.

Notary Public

My commission expires: 7/22/29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Sanders Family Trust	**New Owner(s)**	**114080C06200CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rebecca Sanders and Kenneth W. Sanders, wife and husband** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Sanders Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, being Unit No. 59, Plan of West Park, Phase Two, as established by Master Deed for West Park Homeowners Association, Inc, of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restriction, and By-Laws for West Park Homeowners Association, Inc, of record in Instrument No. 20041221-0151636, on a plan of West Park, Phase Two, of record in Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Rebecca A Nergenah and Kenneth W Sanders, wife and husband, by Warranty Deed from Radner Law Firm, PC and Hans C Schmidt, Co-Trustees of the William T Schmidt Revocable Living Trust, dated April 15, 2015, of record in Instrument No. 20150423-0036339, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Rebecca A Nergenah is now known as and is one and the same person as Rebecca Sanders.

This is **improved** property known as: 7277 Charlotte Pike, Unit 256, Nashville TN 37209

WITNESS our hands this 14 day of August, 2025.

Rebecca Sanders

Rebecca Sanders

Kenneth W. Sanders

Kenneth W. Sanders

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Rebecca Sanders and Kenneth W. Sanders,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of August, 2025.

Karen K. Valentine

Notary Public

My Commission Expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY