Karen Johnson Davidson County
Batch # 1343148 DEEDQC
11/10/2025 08 48 46 AM 2 pgs
Fees $12 00 Taxes $0 00
20251110-0089191

This instrument was prepared by: M Todd Sandahl, Attorney at Law
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Subject Property: TAX MAP-PARCEL #: 142-01-A-239.00CO
Property Address: 239 Windsor Terrace, Nashville, TN 37221

New Owner:	**Emily E. Sanders**	**Send Tax Bill To:**
Address:	**239 Windsor Terrace**	**239 Windsor Terrace**
	Nashville, TN 37221	**Nashville, TN 37221**

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **R. Franklin Sanders**, an unmarried person, hereinafter named Grantor, for and in consideration of Ten and no/100s ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto my former wife, **Emily E. Sanders**, an unmarried person, hereinafter named Grantee, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 239 of Windsor Terrace Condominiums, Phase III, of record as Exhibit "B" to an amendment to Master Deed in Book 7661, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Emily E Sanders and R. Franklin Sanders, wife and husband, by deed dated September 30, 2015 from Edith F. Mahon of record in Instrument No. 20151006-0101525, Register's Office for Davidson County, Tennessee and recorded on October 6, 2015.

Being the same property conveyed to Emily E. Sanders and R. Franklin Sanders, incorrectly identified as wife and husband, by deed dated September 30, 2015 from Edith F. Mahon of record in Instrument No. 20151006-0101525, Register's Office for Davidson County, Tennessee and recorded on October 6, 2015.

This is improved property, known as: 239 Windsor Terrace, Nashville, Tennessee 37221.

IN WITNESS WHEREOF I have hereunto set my hand this 4th day of November, 2025

R. Franklin Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Franklin Sanders, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of November, 2025.

NOTARY PUBLIC

My Commission Expires November 8, 2027

M. TODD SANDAHL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

R. Franklin Sanders

Sworn to and subscribed before me this 5th day of November, 2025.

NOTARY PUBLIC

My Commission Expires November 8, 2027

M. TODD SANDAHL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

The actual consideration or value, whichever is greater, is $0.