This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1351304 DEEDQC
11/26/2025 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251126-0094401

New Owner:	Send Tax Bill:	Map/Parcel
Mary Cynthia Sanderson, Trustee of the Mary Cynthia Sanderson Revocable Living Trust dated October 29, 2025, and any amendments thereto 559 Bradburn Village Circle Antioch, TN 37013	pymt goes PNC Mortgage (bank) BG YM 14-01-1 PO Box 1820 Dayton, OH 45401-1801	164 06 0B 030.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Mary Cynthia Sanderson
AFFIANT

Sworn to and subscribed before me this 29th day of October 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2028

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARY CYNTHIA SANDERSON**, (Grantor), an unmarried woman, by these present do hereby quitclaim and convey unto **MARY CYNTHIA SANDERSON, TRUSTEE OF THE MARY CYNTHIA SANDERSON REVOCABLE LIVING TRUST DATED OCTOBER 29, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 30, on the Plan of Townhomes of Bradbum Village, a Horizontal Property Regime, as established by the Declaration of Covenants, Conditions, and Restrictions with By-Laws appended of record in Instrument No. 20060816-0101099; Instrument No. 20070717-0084884; Instrument No. 20070817-

0098536; Instrument No. 20121109-0103798; Instrument No. 20180226-0017976; Instrument No. 20180713-0068064; and Instrument No. 20180924-0094137, together with Easements as shown on the plat of the Townhomes of Bradburn Village, described in Exhibit "A" and depicted on Exhibit "A-1" of the of record in Instrument No. 20060816-0101099; as amended in Instrument No. 20070717-0084884; and Instrument No. 20070817-0098536, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Cynthia Sanderson, a single person, by deed from Maenett Richards, a single person, of record in Instrument No. 20181105-0109094, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 559 Bradburn Village Circle, Antioch, TN 37013.

WITNESS MY HAND this 29th day of October, 2025

By: Mary Cynthia Sanderson
MARY CYNTHIA SANDERSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY CYNTHIA SANDERSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 29th day of October, 2025.

RK

NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029