Karen Johnson Davidson County
Batch# 1353619 DEEDQC
12/04/2025 08:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251204-0096200

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Emily Sanderfur, married,** ("Grantors") hereby remises, releases, conveys, and quit claims unto **Emily Smith Sanderfur and Charles Sanderfur, married to each other,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

**Land in Davidson County, Tennessee, Being Lot No. 139 on the Map of Haynes Estates, Section 3, as of record in Book 4175, Page 80, Register's Office for said County.**

**BEGINNING at a point in the Northeasterly margin of Lytle Drive, said point being the common corner of Lots No. 138 and 139; thence in a Northwesterly Direction along the said margin of said drive, 96.22 feet to a point, the beginning of a curve to the right; thence around said curve in a Northeasterly Direction 39.27 feet to a point in the Southeasterly margin of Boyd Drive; thence along the said margin of said drive, and with a slight curve, and in a Northeasterly direction 77.31 feet to a point at the common corner of Lots Nos. 139 and 140; thence in a Southeasterly direction along the dividing line between said lots 105.12 feet to a point in the Northwesterly Line of Lot No. 138; thence along the dividing line between Lots No. 138 and 139, and in a Southwesterly direction 104.65 feet to a point in the Northeasterly margin of Lytle Drive, the point of beginning.**

**Being the same property conveyed to Emily Sanderfur, by virtue of that certain Quit Claim Deed dated September 5, 2018, and being of record at Instrument No. 20180906-0088431 in the Register's Office of Davidson County, Tennessee.**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

IN TESTIMONY WHEREOF I/we have executed this instrument the 1st day of ~~November~~ December **2025.**

Emily Sanderfur

**Emily Sanderfur**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Emily Sanderfur**, 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 office this 1st day of ~~November~~ December, 2025.

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-5-29

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 1st day of ~~November~~ December, 2025.

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-5-29

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

| | |
|---|---|
| PROPERTY ADDRESS: | **4064 Boyd Dr., Nashville, TN 37218** |
| TAX PARCEL NO.: | **05909008600** |
| PROPERTY OWNER: | **Emily Smith Sanderfur and Charles Sanderfur** |
| OWNER'S ADDRESS: | 3005 Kings Lane |
| MAIL TAX BILLS TO: | Nashville, TN 37218 |

## Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 1, 2025.

Affiant Signature

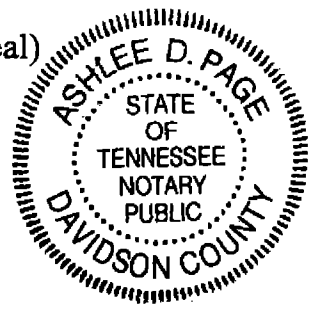
12/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of December, 2025.

Notary's Signature

(Notary Seal)




My Commission Expires: 9/7/2026