Karen Johnson
Batch # 1371034
01/20/2026 09:38:11 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260120-0004277

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214 / PH: (615) 883-4998

ADDRESS NEW OWNER:
Stephen B. McCarty and wife, Jalaja McCarty
2909 Susan Drive
Nashville, TN 37

SEND TAX BILLS:
Same

MORTGAGEE
None

MAP & PARCEL:
096 06 0 174.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged this transfer is being made pursuant to T.C.A. § 66-5-209(4), we, **Thomas C. Wood, Jr.,** as personal representative of the Estate of Corey Sanders and **Hailey Sanders,** heirs and beneficiaries of the Estate of David Kenneth Sanders and **Jalaja McCarty,** as personal representative of the Estate of David Kenneth Sanders, (hereinafter called the Grantors), have bargained and sold, and by these presents do transfer and convey unto **Stephen B. McCarty and wife, Jalaja McCarty** (hereinafter called the Grantees) their heirs, successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, to said tract or parcel of land, which is described as follows:

> Being Lot No. 57 on the Map of Cloverhill, Section II, of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 57 fronts 60 feet on the northwesterly side of Susan Drive and runs back 157 feet on the southwesterly line and 158.4 feet on the northeasterly line to a dead line, which is a broken line, on which it measures 88.8 feet.
>
> Being the same property conveyed to David K. Sanders and wife, Patricia Ann Sanders, by Deed from C. Roger Joynes and wife, Myrna D. Joynes, of record in Book 3766, Page 275, Register's Office for Davidson County, Tennessee. Patricia Ann Sanders having since died on August 20, 2015, and the said David K. Sanders died Testate, in Davidson County on November 30, 2022, Seventh Circuit Court of Davidson County, TN No. 22P2319 and pursuant to the Settlement Order of the Court entered on December 2, 2025 in case No. 22P2319.

This is improved real property known as: 2909 Susan Drive, Nashville, Davidson County, Tennessee 37214.

WITNESS our hands this the 22nd day of December, 2025.

Thomas C. Wood, Jr.

Thomas C. Wood, Jr., Personal Representative of the Estate of Corey Sanders

Hailey C Sanders

Hailey Sanders

J. McCarty

Jalaja McCarty, Personal Representative of the Estate of David Kenneth Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Thomas C. Wood, Jr., Personal Representative of the Estate of Corey Sanders,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 22nd day of December, 2025.

Tiffany Beckman

NOTARY PUBLIC

My Commission Expires: 3/8/28

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Hailey Sanders,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 22nd day of December, 2025.

Tiffany Beckman

NOTARY PUBLIC

My Commission Expires: 3/8/28

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jalaja McCarty, Personal Representative of the Estate of David Kenneth Sanders,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of January, 2026.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires: 3/8/28

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

Linda Schreiner
AFFIANT

Subscribed and sworn to before me this 15th day of January, 2026.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires: 3/8/28

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON