QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1400512 DEEDQC
04/02/2026 12:18:30 PM 5 pgs
Fees: $47.00 Taxes: $0.00
20260402-0026505

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 2026.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300
Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Tommie D. Saunders	**New Owner**	**Tract 1: 07004012600** **Tract 2: 07004012700** **Tract 3: 14707009301** **Tract 4: 07004012800** **Tract 5: 07004012300**
(NAME)	(NAME)	
7830 S. Euclid		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60649		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **TOMMIE D. SAUNDERS,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM AND CONVER UNTO **RICHARD MANSON, TRUSTEE**, HEREINAFTER CALLED THE GRANTEE, **TO CREATE A LIFE ESTATE INTEREST IN TOMMIE D. SAUNDERS WITH THE REMAINDER INTEREST TO DALLAS SAUNDERS AND SCOTT SAUNDERS JR., AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP**, THEIR HEIRS AND ASSIGNS, IN EQUAL SHARES, ALL OF GRANTOR'S RIGHTS, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

AND NOW I, THE SAID **RICHARD MANSON, TRUSTEE**, FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE, AS ABOVE SET OUT, DO HEREBY QUITCLAIM AND CONVEY A LIFE ESTATE INTEREST IN **TOMMIE D. SAUNDERS** WITH THE REMAINDER INTEREST TO **DALLAS SAUNDERS AND SCOTT SAUNDERS JR., AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP,** THEIR HEIRS AND ASSIGNS, THE SAME PROPERTIES HEREINABOVE DESCRIBED AND SET FORTH, TO WHICH REFERENCE IS HERE MADE, AND SAID PROPERTY IS CONVEYED SUBJECT TO THE SAME LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES, AS ABOVE SET FORTH.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 26 day of March, 2026.

Tommie Saunders

Tommie D. Saunders, Grantor

Richard Manson, Trustee

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TOMMIE D. SAUNDERS,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of March 2026.

Notary Public

My Commission Expires: 11/04/2029

Official Seal
KRISTOPHER D LEWIS
Notary Public, State of Illinois
Commission No. 723172
My Commission Expires November 4, 2029

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Manson,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of April 2026.

Notary Public

My Commission Expires: 5/9/2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1

Being Lot 38, on the map of Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for said County.

Said Lots Nos. 38 and 39 adjoin and front together 100 feet on the southerly side of Ilola Street and run back between parallel lines.

Being part of the same property conveyed to Scott Saunders and wife, Tommie D. Saunders by quitclaim deed from Rhonda Whitted, of Instrument Number 200006300065311, Register's Office for Davidson County, TN.

Scott Saunders died on November 8, 2010.

Tract 2

Being Lots 39, on the map of Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for said County.

Said Lots Nos. 38 and 39 adjoin and front together 100 feet on the southerly side of Ilola Street and run back between parallel lines. Lot No. 39 running back along the easterly margin of Manila Street, 150 feet to an alley in the rear.

Being part of the same property conveyed to Scott Saunders and wife, Tommie D. Saunders by quitclaim deed from Rhonda Whitted, of Instrument Number 200006300065311, Register's Office for Davidson County, TN.

Scott Saunders died on November 8, 2010.

Tract 3

A tract of land in the 6th Civil District of Davidson County, Tennessee, partially described according to a survey made by Geo. W. Watkins, Surveyor, January 12, 1960 as follows:

Beginning at a point in the northerly margin of an unnamed lane 291 feet westerly from the northwesterly intersection of said unnamed lane and the Nolensville Pike; thence with the northerly margin of said lane north 87 deg. west 125 feet to a point; thence north 3 deg 30' west 95 feet to a point in an old fence and tree line; thence due east along said old fence and tree line 125 feet, more or less, to a point; thence south 3 deg 30' east 95 feet, more or less to the point of beginning.

Being the same property conveyed to Scott Saunders and wife, Tommie D. Saunders by quitclaim deed from Rhonda Whitted, of Instrument Number 200006300065312, Register's Office for Davidson County, TN.

Scott Saunders died on November 8, 2010.

Tract 4

Being Lot No. 37 on the Map showing Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the southerly side of Ilolo Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Scott Saunders and wife, Tommie Saunders by warranty deed of record and Book 6701, page 857 said Register's Office.

Scott Saunders died on November 8, 2010.

Tract 5

Being Lot No. 7 on the Map showing Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the northerly side of White's Creek Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Scott Saunders and wife, Tommie Saunders by warranty deed of record and Book 6701, page 857 said Register's Office.

Scott Saunders died on November 8, 2010.

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 April 1, 2026

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date April 1, 2026

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 4/1/26.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

