This Instrument was prepared by:
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Attorney at Law
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Nashville, Tennessee 37203
(615) 255-1212

Karen Johnson
Batch # 1427304
06/02/2026 01:24:52 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260602-0049618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC
My Commission Expires: _____

This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID:
Selena Sanderfer Doss 4909 Buena Vista Pike Nashville, TN 37218	SAME	05905000300

Whereas, DORIS ANN SANDERFER owned certain real property in Davidson County, Tennessee;

Whereas, Doris Ann Sanderfer has died and devised said property to RONALD EUGENE SANDERFER, SAM EDDIE SANDERFER, JR. and SELENA RONSHAYE SANDERFER DOSS in her Last Will and Testament duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 24P2143;

Whereas the parties wish to document this testamentary devise;

Now, therefore, we, RONALD EUGENE SANDERFER and SELENA RONSHAYE SANDERFER DOSS, CO-EXECUTORS OF THE ESTATE OF DORIS ANN SANDERFER, ("GRANTORS"), hereby transfer, convey and quitclaim all of GRANTORS' right, title and interest in certain property located in Davidson County, Tennessee described on **Exhibit A** attached hereto and incorporated herein by reference ("the Property") to RONALD EUGENE SANDERFER, SAM EDDIE SANDERFER, JR. and SELENA RONSHAYE SANDERFER DOSS, their heirs and assigns.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 16 day of APRIL, 2026.

Ronald Eugene Sanderfer

RONALD EUGENE SANDERFER, CO-EXECUTOR OF THE ESTATE OF DORIS ANN SANDERFER

Selena Ronshaye Sanderfer Doss

SELENA RONSHAYE SANDERFER DOSS, CO-EXECUTOR OF THE ESTATE OF DORIS ANN SANDERFER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared RONALD EUGENE SANDERFER and SELENA RONSHAYE SANDERFER DOSS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Co-Executors of the Estate of Doris Ann Sanderfer and that each, as such Co-Executors, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of April, 2026.

Chaquetta M. Lewis

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Selena Doss, **Affiant**
Subscribed and sworn before me this the
2nd **Day of** June, 2026.
, **Deputy Register**

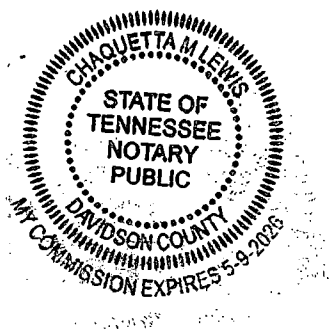


EXHIBIT A

Land in Davidson County, Tennessee, being lot No. 126 on the Plan of Buena Vista Estates, Section I, as of record in Book 3842, page 222, Register's Office of said County.

Said lot fronts 85 feet on the westerly side of Buena Vista Pike and extends 149.3 feet on the northerly line and 149.1 feet on the southerly line to a dead line in the rear and measures 85 feet thereon.

Said conveyance of Lot No. 126 is expressly subject to the following:

1. Restrictive Covenants of record in Book 4267, page 806, as amended by instrument of record in Book 4268, page 127, Register's Office of said County.
2. The recorded Plan shows an Owner's Certificate, a 30-foot setback line from Buena Vista Pike, a 10-foot easement for public utilities and drainage across the rear, and an anchor easement 2-1/2 x 30 feet at the southeasterly front corner of the lot.

Being the same property conveyed to Sam Eddie Sanderfer by deeds of record in Book 4361, page 391 and Book 7141, page 751, R.O.D.C.

Being the same property conveyed to Doris Ann Sanderfer by Executor's Quitclaim Deed in Instrument number 20230518-0037363, Register's Office for Davidson County, Tennessee dated May 18, 2023.

The property address is 4909 Buena Vista Pike, Nashville, TN 37218.