**QUITCLAIM DEED**

Karen Johnson
Batch # 1436275
06/22/2026 08:18:17 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260622-0055643

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June 2026

Notary Public

COMMISSION EXPIRES: 9-7-2026 (AFFIX SEAL)

MICHAEL E TAVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires September 7, 2026
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Adriene Sanders and Shannon Sanders | Adriene Sanders and Shannon Sanders | 132-14-0-029 |
| (Name)<br>828 Battery Ln.<br>Nashville, TN 37220 | 828 Battery Ln.<br>Nashville, TN 37220 | |
| (Address) | | |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Shannon B. Sanders and Adriene A. Sanders, Co-Trustees of the Zion Trust, dated June 9, 2023**, hereinafter referred to as Grantor(s), hereby quitclaim to **Adriene Sanders and Shannon Sanders, a married couple**, his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of E. N. Kennon, Jr. Subdivision, as of record in Book 2330, Page 143, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Adriene A. Sanders by Warranty Deed from Michael W. Ireland and wife, Marinda L. Alworth Ireland, dated June 10, 2003 and recorded June 25, 2003 in Instrument No. 20030625-0087408, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Adriene A. Sanders and Shannon B. Sanders, husband and wife, by Quitclaim Deed from Adriene A. Sanders and husband, Shannon B. Sanders, dated November 8, 2021 and recorded 20211117-0153252, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Zion Trust, dated June 9, 2023 by Quitclaim Deed from Adriene A. Sanders and Shannon B. Sanders, dated June 9, 2023 and recorded June 16, 2023 in Instrument No. 20230616-0045902, in the Register's Office for Davidson County, Tennessee.

Shannon B. Sanders and Shannon Sanders are one and the same person.

Adriene A. Sanders and Adriene Sanders are one and the same person.

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

IN WITNESS WHEREOF, the said Shannon B. Sanders and Adriene A. Sanders has hereunto set his/her/their signature, on this, the 15th day of June 2026.

The Zion Trust, dated June 9, 2023

BY: _____
Shannon B. Sanders, Co-Trustee

BY: Adriene A. Sanders
Adriene A. Sanders, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Shannon B. Sanders and Adriene A. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of the The Zion Trust, dated June 9, 2023, the within named bargainor, and that they as such Co-Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 15th day of June, 2026.

_____
Notary Public

My Commission Expires:

My Commission Expires
September 7, 2026

(SEAL)

MICHAEL E TAVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY