Karen Johnson
Batch # 1443117
07/08/2026 08:11:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260708-0061338

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Michael A. Sandifer & Corine R. Sandifer, Co-Trustees Sandifer Tennessee Community Property Trust 3719 Cloverhill Drive Brentwood, TN 37027	same as new owner	106 13 0 179.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $-0-

MICHAEL A. SANDIFER, Affiant

Subscribed and sworn to before me this 2 day of July 2026.

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Elizabeth L. Adams
NOTARY PUBLIC
My Commission Expires: March 9, 2027.

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, MICHAEL SANDIFER and CORINE SANDIFER, husband and wife, "Grantor," by these presents, does hereby quitclaim and convey unto MICHAEL A. SANDIFER AND CORINE R. SANDIFER, AS CO-TRUSTEES OF THE SANDIFER TENNESSEE COMMUNITY PROPERTY TRUST, dated July 2, 2026, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Sandifer and wife, Corine Sandifer, by deed from Anchored Developments, LLC, a Tennessee limited liability company, of record in Instrument No. 20181030-0107509 Register's Office for Davidson County, Tennessee.

This is improved property known as 2148 Sadler Avenue, Nashville, TN 37210.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2 day of July, 2026.

MICHAEL SANDIFER

CORINE SANDIFER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL SANDIFER and CORINE SANDIFER with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 2 day of July, 2026.

My Commission Expires: March 9, 2027.

Elizabeth L. Adams
Notay Public

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY