QUITCLAIM DEED

Karen Johnson
Batch # 1452401
07/29/2026 10:30:05 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260729-0069621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE TRANSFER, WHICHEVER IS GREATER, IS **$0.00.**

Affiant

Subscribed and sworn to before me this 28th day of July, 2026.

Notary Public
My Commission expires: March 4, 2028
(affix seal)

KRISTAL HALL BOONE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Kristal Boone, Attorney, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
Darnell Sanders, Trustee of the Darnell Sanders Trust, Dated July 28, 2026 2804 Nocturne Forest Dr. Nashville, TN 37207	Darnell Sanders, Trustee of the Darnell Sanders Trust, Dated July 28, 2026 2804 Nocturne Forest Dr. Nashville, TN 37207	070 03 0A 052.00

KNOW ALL MEN BY THESE PRESENTS that Darnell Sanders, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Darnell Sanders, Trustee of the Darnell Sanders Trust Dated July 28, 2026, her heirs and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 52 on the plan of Nocturne Forest, Phase I, as of record in Book 7900, pages 20, 21 and 22, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Darnell Sanders, by Warranty Deed from Cumberland Builders, Inc. of record in Book 10501, Page 832 in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 101 Nocturne Forest Court, Nashville, TN 37207.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

WITNESS my hand this 28 day of July, 2026.

Darnell Sanders

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and Notarial Seal this 28th day of July, 2026.

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: March 4, 2028