Karen Johnson Davidson County
Batch# 1452976 DEEDQC
07/31/2026 01:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260731-0070774

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 28th day of July, 2026. Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Lorna F. Sanders, Trustee 1305 General George Patton Road Nashville, TN 37221	1109 Smokewood Way, Nashville, TN 37221	142090E09100CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lorna F. Sanders**, hereinafter called the Grantor,

for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lorna F. Sanders, Trustee of the Lorna F. Sanders Living Trust, established by the Revocable Trust Agreement of Lorna F. Sanders dated July 28, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 28th day of July, 2026.

Lorna F. 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 Lorna F. Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of July, 2026.

My Commission Expires: _____

Notary Public

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

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EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit 1305, together with the carport designated 1305-C, of River Plantation, Section Seven, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lorna F. Sanders by deed from Hazel C. Warren, unmarried, of record as Instrument No. 20150501-0039316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2026, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, said Register's Office; The Master Deed and Bylaws of record in Book 6226, page 9, and Book 6226, page 18, amended in Doc. No. 20141014-0095009, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Description Reference: Described from information contained in recorded condominium documents.

This is improved property, known as 1305 General George Patton Road, Nashville, TN 37221

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make 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 July 28, 2026.

07/31/26
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of July, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

