Karen Johnson Davidson County
Batch# 1459593 DEEDQC
08/14/2026 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260814-0075954

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 12, 2026.

Notary Public

My Commission Expires:

HANNAH JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Sandcastle Family Trust
5441 Overton Road
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
160 07 0 028.00

QUITCLAIM DEED

Derek Sanders and Leigh Anne Sanders, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Sandcastle Family Trust**, dated August 12, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 12, 2026**.

Derek Sanders

Leigh Anne Sanders

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Derek Sanders and Leigh Anne Sanders**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 12, 2026.

Notary Public

My Commission Expires: _____

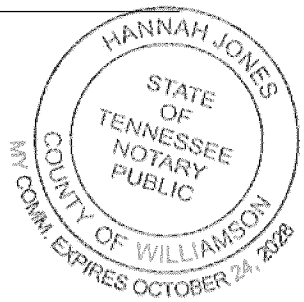


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Dunn Meade, of record in Plat Book 2330 and Page 162, in the Register's Office, Davidson County, State of Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Derek Sanders and Leigh Anne Sanders, husband and wife, from Potter Brothers Construction, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20200608-0058452, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5441 Overton Road, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 August 12, 2026.

E Z Wiles
Affiant Signature

8/12/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 12, 2026.

Hannah Jones
Notary Public

My Commission Expires: _____

