THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 01/03/17 13:40 4 pgs
Fees:22.00 Taxes:0.00
20170103-0000366

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Brian Edward Anderson
816 Nanearle Place
Nashville, TN 37220

Property Tax ID#: 146 14 0 042.00
File #: FNTGI-101456014-155058-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, BRIAN EDWARD ANDERSON, an unmarried man, who acquired title as a single person, as Grantors, hereby convey all rights, titles and interests that we may have in to BRIAN EDWARD ANDERSON, an unmarried man, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 126G B 00700 000
Property Address: 4002 Turners Bend, Goodlettsville, TN 37022

Prior Deed recorded 03/05/2007 in Instrument 20070305-0027197, Davidson County Court Clerk's Office.

Witness our hands this the 16th day of December, 2016.

Brian Edward Anderson
BRIAN EDWARD ANDERSON

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BRIAN EDWARD ANDERSON, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16th day of December, 2016.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 7-24-2017

I hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

Brian Edward Anderson
BRIAN EDWARD ANDERSON

Subscribed and sworn to before me this the 16th day of December, 2016.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary
My Commission expires: 7-24-2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 9, ON THE PLAN OF NANEARLE ACRES, OF RECORD IN PLAT BOOK 1424, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 146 14 0 042.00

Commonly known as 816 Nanearle Place, Nashville, TN 37220
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **BRIAN EDWARD ANDERSON, A SINGLE PERSON** BY DEED RECORDED ON **March 5, 2007** IN INSTRUMENT **20070305-0027197**

True Copy Certification

I, Erika Olivo, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me ALFONSO SANCHEZ JR, a notary public for this county and state, Erika Olivo who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jun 28, 2017

Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017