THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 018070
PARCEL: 092.00

NEW OWNER'S ADDRESS
Jimmy D. Anderson, Jr.
1135 Kimberly Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
PennyMac Loan Services
PO Box 6618
Springfield, OH 45501-6618

Bill Garrett Davidson County
Batch# 13943 DEEDQC
10/16/2017 10:05:19 AM 2 pgs
Fees: $17.00 Taxes: $0.00



20171016-0105626

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO CORRECT & ESTABLISH TENANCY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common with right of survivorship, I, Nancy C. Anderson, an unmarried woman, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 28 on the Plan of Charleston Square, Section 1, as of record in Book 4860, Pages 37-38, said Register's Office, being described as follows:

Said Lot No. 28 fronts 46.0 feet along the curve on the southwesterly margin of Mathes Drive and runs back 149.8 feet on the easterly line and 164.2 feet on the westerly line to a broken line in the rear, measuring 194.0 feet thereon.

Being the same property conveyed to Nancy C. Anderson by Quitclaim Deed dated 2/19/13 from Nancy C. Anderson of record in Instrument Number 20130226-019137 and by Warranty Deed dated 7/17/98 from Harlan Construction Company, Inc. of record in Book 5313, Page 923, Register's Office for Davidson County, Tennessee. (Jimmy D. Anderson, Sr. having died on 6/19/97.)

This is (X) improved ( ) unimproved property known as: 506 Mystic Hill Drive, Goodlettsville, TN 37072.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Nancy C. Anderson, an unmarried woman and Jimmy D. Anderson, Jr., a married man, as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 6th day of October, 2017.

Nancy C Anderson by Jimmy D. Anderson Jr. Attorney in Fact

Nancy C. Anderson by Jimmy D. Anderson, Jr. Attorney in Fact

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2017, before me personally appeared Jimmy D. Anderson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Nancy C, Anderson, and who acknowledged that he executed the same as the free act and deed of Nancy C. Anderson.

Witness my hand, at office, this 6th day of October, 2017.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. *as trustee

WITNESS my hand an official seal this the 6th day of October, 2017.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 6th day of October, 2017.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019