THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel
Samuel F. Anderson, Trustee 5107 Maryland Way #115 Brentwood, TN 37027	New Owner	118-01-0-123

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT Edward Clive Anderson Jr., Executor of the Mary J. Anderson Estate and Trustee of the Mary Anderson Family Trust, for and in consideration of the sum of Ten Dollars($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Mary J. Anderson, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, with Docket number 17P-449, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto Samuel F. Anderson, Trustee of Oak Trust, his successors and assigns, all his right, title and interest in and to a certain parcel of land in Davidson County, Tennessee described as follows:

See Exhibit A

This conveyance is subject to any and all limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property known as: 1112 Montrose Ave, Nashville, TN.

WITNESS my hand this 31 day of January, 2018.

Edward Clive Anderson Jr.
Edward Clive Anderson, Jr., Executor

Edward Clive Anderson Jr.
Edward Clive Anderson, Jr., Trustee

Bill Garrett Davidson County
Batch# 54227 DEEDQC
02/02/2018 01:00:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180202-0010895

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Clive Anderson Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31 day of January, 2018.

My Commission Expires:

01/26/2021

J. RANDALL HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 26, 2021

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2018.

My Commission Expires:

9/7/2021

ALLISON THORBURN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPT. 7, 2021 DAVIDSON COUNTY

NOTARY PUBLIC

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary J. Anderson by quitclaim deed from Edward Clive Anderson, of record in instrument number 20051024-0128205 in the Register's office for Davidson County, Tennessee. Mary J. Anderson passed on December 25, 2016 and her will was duly admitted to probate on April 6, 2017, in Davidson County, Tennessee and assigned Docket number 17P-449.