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<br>5107 Maryland Way #115<br>Brentwood, TN 37027 | New Owner | 105-10-297 |

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: 2100 8th Avenue South, 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
20180202-0010899

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:

7/26/2021

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

Being Lots One and Two on the Map of the Subdivision of Blocks numbered one to eight, both inclusive in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's office for Davidson County, Tennessee, and described according to a survey by Jim McAleer, dated November 1, 1989 as follows:

Beginning at a P.K. nail at the intersection of the southerly margin of Benton Avenue and the easterly margin of 8th Avenue South; thence with the southerly margin of Benton Avenue South 84 degrees 42' 00" East 168.06 feet to an iron pin in the westerly margin of a 15' wide alley; thence with said margin South 17 degrees 04' 00" East 86.58 feet to an iron pin in the northerly line of Lot #3; thence with said line South 72 degrees 57' 45" West 155.15 feet to an iron pin in the easterly margin of 8th Avenue South; thence with said margin North 17 degrees 10' 00" West 150.45 feet to the point of beginning, containing 0.42 acres, more or less.

The above described tract is subject to a sidewalk easement, as of record in Book 3096, page 526, R.O.D.C.., Tennessee.

Being the same property conveyed to Mary J. Anderson by quitclaim deed from Edward Clive Anderson Jr., of record in instrument number 20051024-0128204 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.