QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2018.

DAVID HYSMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public

MY COMMISSION EXPIRES: NOV. 8, 2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Frank Sims	NEW OWNER	
(NAME) **4001 Tucker Road**	(NAME)	**092 06 0 084.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANDREA GALE ANDERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **ANTHONY FRANK SIMS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY INTEREST, IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 273, on the Plan of Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 273 fronts 50 feet on the northerly side of Morena Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank Reedus, Jr. and Grace A. Matthews by Deed from Frank Reedus, Jr., Grace Matthews, Ellen Nesbitt and Robert Lee Nesbitt, of record in Book 7796, Page 106, in the Register's Office of Davidson County, Tennessee.

The said Grace Matthews have since died, leaving Andrea Gale Anderson as her sole heir.

Further reference is hereby made to that certain Affidavit of Heirship, of record as Instrument No. 20090929-0090386, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Bill Garrett Davidson County
Batch# 74865 DEEDQC
03/29/2018 01:39:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180329-0029530

unimproved ☐

This is improved ☒ property, known as 2708 Morena Street, Nashville, Tennessee _____

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of March, 2018 .

ANDREA GALE ANDERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28 day of March ,2018, before me personally appeared ANDREA GALE ANDERSON to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of March, 2018.

Notary Public

My Commission Expires:

NOV. 8, 2021

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021