STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Sam E. Stansbury, Affiant
Subscribed and sworn before me this the
15 Day of May, 2018.
Brandi Wells, Deputy Register

the
).00

, 2018

New Owners
Anderson, Scott, etal
3509 Greenwood Dr.
Nashville, TN 37076

Map 86, Gp 14, CtrMap B, Parcel 162.00
Send Tax Bills To:
SAME: Scott Anderson, 3509 Greenwood Dr.
Hermitage, TN 37076

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of making a re-conveyance to **SCOTT ANDERSON and TIMOTHY L. BETTS, both single and as Tenants in Common with rights of survivorship,** the undersigned, **WE ANTHONY A. ANDERSON unmarried, LISA R. ANDERSON, unmarried, herein** after referred to as Grantor(s), hereby quitclaims to **SAM E. STANSBURY, Trustee** his successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

BEING Lot No. 170 on the Final Plat of Fleetwood Subdivision, Phase Two, being a planned unit development, of record in Book 6900, page 738 and 739 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to ROSE M. ANDERSON by Warranty Deed from Stephen L. Birge and Sharon M. Birge, dated May 19, 2000, recorded May 23, 2000 at Instrument Number 20000523 0051641, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3509 Greenwood Drive, Hermitage, TN 37076

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office Davidson County, Tennessee that would violate Title 42 USC 3604.

And now I, the said **Sam E. Stansbury, Trustee** for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to **SCOTT ANDERSON and TIMOTHY L. BETTS, both single and as Tenants in Common with rights of Survivorship, their** heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

IN WITNESS WHEREOF, the said, **SAM E. STANSBURY, TRUSTEE** , have hereunto set his signature on this the 15th day of May, 2018

Sam E. Stansbury
Sam E. Stansbury, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sam E. Stansbury, Trustee**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 15, day of May, 2018.

My commission expires: May 6th, 2019

NOTARY PUBLIC

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 92486 DEEDQC
05/15/2018 09:49:47 AM 2 pgs
Fees: $17.00 Taxes: $0.00

20180515-0046185

Anthony A Anderson
ANTHONY A. ANDERSON, unmarried

Lisa R. Anderson
LISA R. ANDERSON, unmarried

DONNA K. PLATT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174033109
MY COMMISSION EXPIRES AUGUST 7, 2021

Colorado AND
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Weld AND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANTHONY A. ANDERSON, **an unmarried person** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 16th day of April, 2018

Donna K. Platt
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LISA R. ANDERSON, **an unmarried person** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 30th day of March, 2018

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

Keri Bates
NOTARY PUBLIC

My Commission Expires
July 2, 2018

prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220

This instrument was prepared from information furnished by the parties herein and the preparer herein completed no title search, therefore we make no claim as to the status of the property herein conveyed.