Karen Johnson Davidson County
Batch# 223614 DEEDQC
04/30/2019 08:35:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190430-0039569

QUITCLAIM DEED

This Instrument Prepared By:

Lea Johnson
Attorney at Law
615 Main Street, Suite 107
Nashville, TN 37206

NEW OWNER:	**SEND TAX BILL TO:**	**MAP PARCEL NUMBERS:**
Cynthia Yeldell Anderson and James Allen Anderson 4325 Oakcrest Lane Hermitage, TN 37076	Same	163-04-0-A-536.00

This QUITCLAIM DEED, made and entered into this the 26 day of April, 2019, and between Cynthia Yeldell Anderson (formerly known as "Cynthia L. Yeldell"), hereinafter referred to as Grantor, and Cynthia Yeldell Anderson (wife) and James Allen Anderson (husband), hereinafter referred to as Grantees.

WITNESSETH: That, for good and valuable considerations and no monetary consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, transfer and confirm unto the Grantees for the sole purpose of creating a tenancy by the entireties, all interests which the Grantor may have in the following described property, and any appurtenances thereto, situated in the city of Antioch, County of Davidson, State of Tennessee, to-wit ("Real Property"):

LEGAL DESCRIPTION

Unit No. 536, on the Plan of Hamilton Crossings Townhomes, a planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050310-0026734, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

This is improved property known as **3001 Hamilton Church Road, #536, Antioch, Davidson County, Tennessee 37013.**

DERIVATION CLAUSE: Being the same property conveyed to Cynthia L. Yeldell by Warranty Deed on February 28, 2008 and recorded in Instrument No. 20080314-0026222, Register's Office for Davidson County, Tennessee on March 14, 2008.

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

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26 day of April, 2019.

Cynthia Y. Anderson

Cynthia Yeldell Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cynthia Yeldell Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 26 day of April, 2019.

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 26 day of April, 2019.

Cynthia Anderson

Affiant

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 8, 2021

Notary Public