Karen Johnson Davidson County
Batch# 235151 DEEDQC
05/28/2019 12:09:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190528-0050082

This instrument prepared by (and return to):
Miles Adam Crandell, BPR#: 035786
503 Bellwood St.
Ashland City, TN 37015

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Nanette Anderson	Same as Owner	Map: 45
5245 Little Marrowbone Road		Parcel: 10.00
Ashland City, TN 37015		

*****This Instrument was prepared by information provided by the parties*****
*****No title search was conducted and no representation regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, on the 25 day of May, 2019 **Christopher W. Anderson**, a married person, (the "Grantor"), bargained and sold, and by these presents does transfer and convey unto the said **Nanette Anderson,** a married person, (the "Grantee"), her successors and assigns, all of his right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 5, 1983, and known as Job No. 83-179, as follows:

Beginning at an iron pin set in a fence line, said point of beginning being the southwest corner of this tract and also being in the northerly line of the Ronald E. Gossett land of record in Deed Book 4371, Page 20, R.O.D.C., TN; thence with Gossett's line and a fence N 81 deg. 45' 52" E., 56.35 feet to an iron pin; thence continuing with Gossett's line S 79 deg. 08' 59" E., 429.46 feet to an iron pin; thence leaving Gossett's line and with the line of the James C. Dawson land the following calls N 42 deg. 20' 34" E., 37.89 feet to an iron pin; thence N 05 deg. 57' 17" W., 32.14 feet to an iron pin; thence N 04 deg. 11' 02" W., 94.01 feet to an iron pin in the fence; thence N 09 deg. 05' 14" E., 283.92 feet to an iron pin in a fence corner; thence with a fence in part S 84 deg. 48' 34" W. 617.58 feet to a point in Little Marrowbone Creek; thence leaving the said Creek S 04 deg. 29' 02" W., 233.61 feet to an iron pin set at a corner post; thence S 52 deg. 48' 16" E., 120.00 feet to the point of beginning, containing 4.82 acres, more or less.

INCLUDED in this conveyance are any prescriptive easement rights of way to the public roadway, Little Marrowbone Road, as may run with the aforedescribed tract of land to the Grantor and predecessors in title.

No express representation is made as to Ingress and Egress to this property.

Being the same property conveyed to **Christopher W Anderson** by Warranty Deed of record in Instrument No.: 20000908-0088979, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 5245 Little Marrowbone Road, Ashland City, TN 37015.

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

Whenever 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 our hands this 25 day of May, 2019.

Christopher W. Anderson

GRANTOR / **CHRISTOPHER W. ANDERSON**

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER W. ANDERSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of May, 2019.

K. Phelps

NOTARY PUBLIC

My Commission expires: March 7, 2023

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 00.00 (Zero).

Christopher W. Anderson

Affiant

Subscribed and sworn before me this 25th day of May, 2019.

K. Phelps

NOTARY PUBLIC

My Commission expires: March 7, 2023

KATRICE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023