THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 6th day of June, 2019. _____ Notary Public My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAR 7, 2021

QUITCLAIM DEED

Address New Owner: Samara Anderson 4403B Georgia Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 091120E00500CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Robert B. Anderson, III** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Samara Anderson**, her heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D, on the plan of Phase Two, Oakley Townhouses, filed as Exhibit "A", to and established by the Supplement and Amendment No. 1 to the Master Deed of Oakley Townhouses of record in Instrument 201001130003151, an amendment and supplement to Master Deed of record in Instrument 200708090095672 as corrected by Scrivener's Affidavit of record in Instrument 200710300127687, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Samara Anderson and Robert B. Anderson, III, wife and husband by Warranty Deed from Chanel N. Granville and Jelani A. Teamer, wife and husband, recorded on the 3rd day of June, 2014 in Instrument No. 20140603-0047588, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4403B Georgia Avenue Nashville, TN 37209.

Karen Johnson Davidson County
Batch# 244697 DEEDQC
06/18/2019 09:17:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190618-0058454

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June 2019.

Robert B. Anderson, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 6th day of June 2019.

Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____