Karen Johnson Davidson County
Batch# 264491 DEEDQC
07/31/2019 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190731-0075468

THIS INSTRUMENT WAS PREPARED BY:
Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: Timothy Edward Anderson, Trustee

TO: Patricia Sue Griffith

Address New Owner(s) as follows:
Patricia Sue Griffith
3818 Moss Rose Drive
Nashville, TN 37216

Map and Parcel No.:

07306002800

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY ORANGE)

I, Timothy Edward Anderson, Trustee, the within named bargainor, after being duly sworn according to law, do make oath and affirm that the actual consideration or value, whichever is greater, for this transfer is Ten Dollars ($10.00)

Timothy Edward Anderson, Trustee

Sworn to and subscribed before me, this 20 day of July, 2019.

J.B. Swan III, Notary Public

See CA Ack Form Attached

NOTARY PUBLIC
My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, TIMOTHY EDWARD ANDERSON, TRUSTEE, does transfer, quitclaim and convey unto the said PATRICIA SUE GRIFFITH, her heirs, successors, and assigns, all of his rights, title and interest in and to 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 5, RIVERWOOD

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

ACKNOWLEDGMENT

State of CALIFORNIA
County of ORANGE

On July 20, 2019 before me, J.B. Swan III
(insert name and title of the officer) personally appeared Timothy Edward Anderson
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. B. SWAN III
Notary Public - California
Orange County
Commission # 2250382
My Comm. Expires Aug 15, 2022

Signature _____ **(Seal)**

Number of Pages: 1

Type of Documents: QUITCLAIM DEED

Document Date: July 20, 2019

LAKE SUBDIVISION OF THE NORTH EAST PART OF THE COOPER LANDS, as shown on plat of record in Plat Book 974, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy Edward Anderson, Trustee, by Quit Claim deed from Patricia Sue Griffith, an unmarried person of record in Instrument No. 20141230-0118592, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 3818 Moss Rose Dr. Nashville, TN 37216.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PATRICIA SUE GRIFFITH, her heirs, successors, and assigns, forever.

Witness my hand this 20 day of July, 2019.

Timothy Edward Anderson Trustee

TIMOTHY EDWARD ANDERSON, TRUSTEE

STATE OF CALIFORNIA
COUNTY ORANGE)

Personally appeared before me, a Notary Public in and for said County and State, the within named TIMOTHY EDWARD ANDERSON, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 20 day of July, 2019.

SEE CA Ack Form

NOTARY PUBLIC
My Commission Expires: ATTACHED

J.B. Swan III, Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

ACKNOWLEDGMENT

State of CALIFORNIA
County of ORANGE

On July 20, 2019 before me, J.B. Swan III (insert name and title of the officer) personally appeared Timothy Edward Anderson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. B. SWAN III
Notary Public - California
Orange County
Commission # 2250382
My Comm. Expires Aug 15, 2022

Signature _____ **(Seal)**

Number of Pages: 1

Type of Documents: AFFIDAVIT

Document Date: July 20, 2019