Prepared By:
Waterford Law Group, PLLC
135 5th Avenue, South, Ste. 140
Franklin, Tennessee 37064
(615)373-2500

Karen Johnson Davidson County
Batch# 325682 **DEEDQC**
12/05/2019 03:13:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191205-0125791

QUITCLAIM DEED

Address New Owner {s}
A.B. Family LP
125 3rd Ave. North
Franklin, TN 37064

Send Tax Bills To:
SAME

Map-Parcel
081-16-0-358.00

Based on information provided by L.C. Anderson Living Trust
No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

KNOWN ALL PERSONS by these presents that we, **L.C. Anderson, Trustee of the L.C. ANDERSON, Jr. LIVING TRUST dated December 29, 2003,** ("GRANTOR"), for and in consideration of the sum of Ten and no/ 100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remises, quitclaim and convey unto **A.B. FAMILY LP** ("GRANTEE") , all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:
Land being located in Davidson County, Tennessee, bring the westerly 14 feet of Lot No. 14, and the easterly 16 feet of Lot No.15 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition of the Town of McGavock, as of record in Book 21, page 41, said Register's Office.

Said Westerly part of Lot 14 and the easterly park of Lot No. 15 front together 30 feet on the northerly side of Jefferson Street and run back between parallel lines 150 feet to an alley.

TRACT II:
Land being located in Davidson County, Tennessee, being the easterly 36 feet of Lot No. 14 in McGavock, Wetmore and Other's Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, said Register's Office for said county.

Said part of Lot No. 14 fronts 36 feet on the northerly side of Jefferson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to L.C. Anderson, Trustee of the L.C. ANDERSON, Jr. LIVING TRUST dated December 29, 2003, by deed of James Walker, recorded February 6, 2018, Instrument no. 20180206-0011929, Register's Office for Davidson County, Tennessee.

This is improved property known as 1218 Jefferson Street, Nashville, TN 37208.

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

Witness their hands this 13 day of November, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

L.C. Anderson, Trustee
of the L.C. ANDERSON, Jr. LIVING TRUST
dated December 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L.C. Anderson, Trustee of the L.C. ANDERSON, Jr. LIVING TRUST dated December 29, 2003, whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2:15pm, Tennessee this 13 day of November, 2019.

KIMBERLY LYNN SAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 9-13-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

L.C. Anderson, Trustee
of the L.C. ANDERSON, Jr. LIVING TRUST
dated December 29, 2003

Subscribed and sworn to before me this 13 day of November, 2019.

NOTARY PUBLIC

My commission expires: 9-13-2023

KIMBERLY LYNN SAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY