Karen Johnson Davidson County
Batch# 327337 DEEDQC
12/10/2019 08:44:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191210-0127125

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 5th day of December 2019. Notary Public My Commission Expires: 10/23/2023

OMEO LANE HUGGINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner: Charles Murray Anderson and Beverly Ann Anderson, Co-Trustees 8731 Sawyer Brown Road Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 142-13-0-C 078.00CO

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, **Charles M. Anderson and wife, Beverly A. Anderson** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Charles Murray Anderson and Beverly Ann Anderson, Co-Trustees of the Charles and Beverly Anderson Revocable Trust dated December 5, 2019** its heirsand assigns all of their 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. 8731 on the Plan of River Plantation, Section XI-Phase 1A, of record in Book 9700, Page 694, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed Charles M. Anderson and wife, Beverly A. Anderson from Claude B. Phillips and wife, Carol N. Phillips by Warranty Deed recorded on March 4th, 2004 in Instrument No. 20040304-0024992 Register's Office of Davidson County, Tennessee.

Charles M. Anderson and Charles Murray Anderson being one and the same person.

Beverly Ann Anderson and Beverly A. Anderson being one and the same person.

This is property known as 8731 Sawyer Brown Road Nashville, TN 37221.

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 2020 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 5th day of December 2019.

Charles M. Anderson

Charles M. Anderson

Beverly A. Anderson

Beverly A. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles M. Anderson and Beverly A. Anderson,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December 2019.

Notary Public

My Commission Expires: 10/23/23

CAMEO LANE HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY