Karen Johnson Davidson County
Batch# 359129 DEEDQC
02/18/2020 10:05:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200218-0017703

**Record and Return Mail To:**
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| Ty W. Anderson and Beth M. Anderson, Co-Trustees<br>Anderson Family Revocable Living Trust<br>5445 Camelot Road<br>Brentwood, TN 37027 | New Owner | 08304000900 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ty Anderson and Beth Anderson, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Ty W. Anderson and Beth M. Anderson, Co-Trustees, Anderson Family Revocable Living Trust Agreement dated February 13, 2020** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Part Four, Porter Heights of record in Plat Book 1424, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Ty Anderson and Beth Anderson, husband and wife**, by Warranty Deed dated October 24, 2014, from **Rachel Taylor, unmarried**, recorded in Instrument No. 20141029-0099650, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 103, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1717, Page 53, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **1403 Harwood Drive, Nashville, TN 37206.**

**Ty Anderson** and **Ty W. Anderson** are one and the same person.

**Beth Anderson** and **Beth M. Anderson** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 13th day of February 2020.

**Ty Anderson**

**Beth Anderson**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ty Anderson**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Beth Anderson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 13th day of February 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY