Karen Johnson Davidson County
Batch# 379450 DEEDQC
03/30/2020 01:38:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200330-0034013

THIS INSTRUMENT WAS PREPARED BY
LARRY D. CANTRELL
ATTORNEY AT LAW, P.C.
2412 EUGENIA AVENUE
NASHVILLE, TN 37211 – 2115

NEW OWNER:
Samuel F. Anderson Trustee
4509 Beacon Drive
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
105 - 225.0

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT David Clive Anderson, Executor of the Estate of Edward Clive Anderson, Jr., for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Edward Clive Anderson, Jr., the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, same being Probate Court Docket No. 19P – 1904 has bargained and sold and hereby conveys, remises, release and forever quitclaims unto Samuel F. Anderson, Trustee of Oak Trust, his successors and assign, all the right, title and interest in and to a certain parcel of land in Davidson County, Tennessee described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee, being Lot No. 9 on the Plan of C.S. Caldwell's Roycroft Subdivision, as of record in Book 421, Page 176 , Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward C. Anderson, Jr., by Warranty Deed from Greg Thurman, of record in Book 7545, Page 409, Register's Office of Davidson County, Tennessee.

This is improved property known as 758 Benton Avenue, Nashville, TN 37204.

Pursuant to **Tenn. Code Ann. §66-24-121(a),** the legal description is the same as in the previous deed of record.

This is improved property known as 758 Benton Avenue, Nashville, TN 37204.

T.C.A. §67– 4 – 409(a)(3)(D) exempts this instrument from tax because it is a deed executed by the executor to implement a testamentary devise and **T.C.A. §67 – 4 – 409(a)(5)** further provides the valuation oath is unnecessary, because no oath of value shall be required in any transaction that is exempt from tax;

Witness my hand this 26TH day of MARCH, 2020.

David Clive Anderson - Executor

David Clive Anderson, Executor, Estate of Edward Clive Anderson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at NASHVILLE, Tennessee, this the 26TH day of MARCH 2020.

NOTARY PUBLIC

My Commission Expires: July 6, 2020

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020