Karen Johnson Davidson County
Batch# 379450 DEEDQC
03/30/2020 01:38:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200330-0034014

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
105-10-223
105 10-224

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:

Land in Davidson County, Tennessee, being lot nos. 10, 11, 12 and 13 on the Map of C.S. Caldwell's Second Roycroft subdivision of record in Book 421, Page 176, Register's Office for said County, and more particularly described according to an un-recorded survey by G. Barry Greer 7-12-72 as follows:

Lot No. 10 Beginning at a point south 88°21' East 142.84 feet from a nail in the corner of a stone pillar at the northeast corner of the intersection of 8th Avenue South and Benton Avenue; thence north 4° 30' East 150.61 feet to a railroad spike a the intersection of an alley; thence along the alley south 86°7' East 50 feet to an iron pin; thence South 4°32' West along a fence and tree row 148.68 feet to an iron pin; thence along the back of the sidewalk 50.0 feet to the point of beginning.

Lot No. 11 Beginning at a nail in the corner of a stone pillar at the Northeast corner of Benton avenue and 8th Avenue South; thence South 88°21' East 142/84 feet to the corner of Lot No. 10; thence North 4°30' East 51.0 feet to an iron pin; thence North 87°50' West 151.28 feet to the point at the back of the sidewalk on the easterly side of 8th Avenue South; thence along the curve of the sidewalk 52.5 feet to the point of the beginning.

Lot No. 12 Beginning at the Northwest corner of Lot No. 11; thence South 87°50' East 141.28 feet to an iron pin; thence along the western margin of an alley North 4°30' East 50 feet to an iron pin; thence North 86°27' West 143.75 feet to an iron pin; thence along the sidewalk South 1°29' West 53.45 feet to the point of beginning.

Lot No. 13 Beginning at the Northwest corner of Lot No. 12 South 86°27' East 143.75 feet to an iron pin; thence along the westerly margin of an alley North 4°30' East 60 feet to an iron pin; thence North 86°28' West 147.15 feet to the center of a stone pillar; thence along the sidewalk South 1°29' West 60 feet to the point of beginning.

Being the same property conveyed to Clive Anderson, Jr., his successors and assigns by Quitclaim Deed of record in Book 6286 Page 647, Register's Office for Davidson County, Tennessee.

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 760 Benton Avenue and 2008 - 8th Avenue South, 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

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

My Commission Expires: July 6, 2020