Karen Johnson Davidson County
Batch# 379450 DEEDQC
03/30/2020 01:38:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200330-0034015

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
105-06-078.00

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:

Located and being in the City of Nashville, First civil District of Davidson County, Tennessee, and more particularly described as follows, to – wit:

Tract No. I:
Being Lot No. 3 on the Map of J.A. McCampbell's addition to South Nashville, as of record in Book 21, Pages 104 and 144, of the Register's Office for said County.

Said Lot No. 3 fronts 50 feet 8 inches, more or less, on the westerly side of Eight Avenue, South as widened, and runs back between lines 143.2 feet, more or less, on the northerly line and 152.9 feet, more or less, on the southerly line, to an alley on which it measures 50 feet.

Tract No. II:
Being the southerly 25 feet of Lot No. 2 on the Map of A.J. McCampbell's Addition, as of record in Book 21 Page 104, Register's Office for said County, described according to a survey prepared by barge, wagoner & Sumner, Engineers, dated October 16, 1969, as follows:

Said part of said lot fronts 25 feet on the westerly side of 8th Avenue, South, as now widened and located, and runs back between lines 138.3 feet on the north line and 143.2 feet on the south line to an alley in the rear on which it measures 24.6 feet.

Being the same property convey to Edward Clive Anderson, Jr., by Quitclaim Deed from Clive Anderson Realty & Auction Co., Inc., of Record in the Register's Office for Davidson County, Tennessee being Instrument No. 20121205-0112162.

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 1305 – 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

My Commission Expires: July 6, 2020

