Karen Johnson Davidson County
Batch# 398350 DEEDQC
05/11/2020 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200511-0048818

This Instrument Prepared By and Return To:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
121 1st Avenue S, Ste 200
Franklin, TN 37064-6300

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration is $0.00.

AFFIANT
Subscribed and sworn to before me
this 1st day of May, 2020.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5.17.21

ADDRESS OF NEW OWNER:
Heather Leigh Anderson
Lee MatthewAnderson
4740 Cascade Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map/Parcel 31N-E-27

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, for the purposes of creating joint tenancy with the below named individual, **Heather L. Adams, unmarried and Lee Anderson, unmarried, as tenants in common with rights of survivorship, ("Grantor")** hereby conveys all of her right title and interest to the hereinafter descried property to **Tracey B. Trumphour, Trustee, ("Grantee"),** her successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Section Four Sherwood Forest, as of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Heather L. Adams, unmarried Lee Anderson, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Bobbie Sullins and Erika Theiss as tenants in common with rights of survivorship, dated 03/27/2009 and recorded 04/03/2009 of record in Instrument 200904030030771, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claims that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Heather L. Adams, now known as Heather Leigh Anderson

Lee Anderson, also known as Lee Matthew Anderson

And now, I, **Tracey B. Trumphour, Trustee** for the express purpose of carrying out the above referenced conveyance, do hereby convey unto **Heather Leigh Anderson and Lee Matthew Anderson, wife and husband**, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Tracey B. Trumphour

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Heather Leigh Anderson and Lee Matthew Anderson, wife and husband**, with whom I am personally acquainted, or who proved herself on the basis of satisfactory evidence and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 1st day of May, 2020.

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Tracey B. Trumphour**, with whom I am personally acquainted, or who proved herself on the basis of satisfactory evidence and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 1st day of May, 2020.

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

