Karen Johnson Davidson County
Batch# 444672 DEEDQC
07/28/2020 10:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200728-0082500

Commitment Number: 20NL32155

After Recording, Return To:
~~Nations Lending Services~~ WMRInc
9801 Legler Road
Lenexa, KS 66219
20WR24943
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Erik Anderson and Melissa M. Fulller, 2420 Branch St., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 11 0 113.00

QUITCLAIM DEED

Jack Anderson, married to Kathy Anderson, and Erik Anderson, married to grantee, hereinafter grantors, whose tax-mailing address is **2420 Branch St., Nashville, TN 37216**, for $ 0.00 (Zero) in consideration paid, grant and quitclaim to **Erik Anderson and Melissa M. Fuller, husband and wife, as tenants by the entirety, with right of survivorship**, hereinafter grantee, whose tax mailing address is **2420 Branch St., Nashville, TN 37216**, the following real property:

Land in Davidson County, Tennessee, being the northerly part of Lot Nos. 156, 157, 158, and a part of Lakota Avenue (now closed) on the Map showing subdivision of the Waters Place, of record in Book 332, Pages 136 and 137, Register's Office for said County. Beginning at a point in the easterly margin of Branch Street, formerly McKinney Avenue, said point being 20 feet north of the southerly margin of Lakota Avenue (now closed), 205 feet more or less, to the westerly margin of Martha Street; thence south with the margin of said Martha Street 20 feet; thence west with the south margin of Lakota Avenue (now closed), 60 feet to the common corner of Lot Nos. 159 and 158; thence south with the line between said lots, 85 feet to a point; Thence in a westerly direction, 150 feet, more or less, to the easterly margin of Branch Street; Thence north with said margin 105.1 feet to the point of beginning.

Executed by the undersigned on 9 July, 2020:

Jack Anderson

Kathy Anderson

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me on 9 July, 2020 by **Jack Anderson** and **Kathy Anderson** who are personally known to me or have produced Drivers Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public
Michael S Thatcher

MICHAEL S. THATCHER
Notary Public
Commonwealth of Kentucky
Commission Number KYNP474
My Commission Expires Jan 10, 2024

Being the same property conveyed to Jack Anderson, married and Erik Anderson, unmarried by WARRANTY from Candace Avery, unmarried as recorded 06/01/2012 as Document 201206010047886.

Tax ID: 072 11 0 113.00
Property Address is: 2420 Branch St., Nashville, TN 37216

Executed by the undersigned on July 9, 2020:

Melissa M. Fuller

Erik Anderson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 9th, 2020 by **Melissa M. Fuller** and **Erik Anderson** who are personally known to me or have produced Drivers as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

My Com Exp 11/03/200

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9 day of July, 2020.

Affiant

ERIK ANDERSON Melissa M. Fuller
Print Name

(Seal)

Notary Public

My commission expires:

4/03/2022

Print Name

CTIC# _____

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Darian Cheffen (Signer's Name), do hereby 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.

Darian Cheffen (Signature)

State of Kansas

County of Johnson

Personally appeared before me, Marguerite L. Stalzer (Notary's Name), a notary public for this county and state, Darian Cheffen (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marguerite L Stalzer (Notary's Signature)

MY COMMISSION EXPIRES: 9-3-2022

NOTARY'S SEAL

STATE OF KANSAS NOTARY PUBLIC

MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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