RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 462865 DEEDQC
08/24/2020 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200824-0095598

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August, 2020.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin N. Wilmer 4301 E. 6th Ave. Pkwy. Denver, CO 80220	Same as New Owner	072-06-0R-002.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Anderson, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Erin N. Wilmer, unmarried,** her heirs and assigns, all its right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 3203, on the Plan of Townhomes at 939 Elvira Ave and 3203 Anderson PI of record as Exhibit B to Declaration of Covenants, Conditions and Restrictions for Townhomes at 939 Elvira Ave and 3203 Anderson P1, A Horizontal Property Regime with Private Elements in Instrument No. 20150731-0075664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anderson, LLC, a Tennessee limited liability company, by Quitclaim Deed from Erin N. Wilmer, unmarried, dated 1/27/2020, recorded 2/4/2020, and appearing of record at Instrument No. 20200204-0013046, Register's Office for Davidson County, Tennessee.

Being also known as 3203 Anderson Place Nashville, Tennessee 37216.

WITNESS OUR HAND, this 15th day of August, 2020.

Anderson, LLC

By: Erin N. Wilmer, sole member

STATE OF Hawaii
COUNTY OF Honolulu

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Erin N. Wilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is sole member for Anderson, LLC, a Tennessee limited liability company, and that this instrument was executed on behalf of the said Anderson, LLC, for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2020.

Notary Public

My Commission Expires: 1/20/2023

JULIAN ISANBERG NOTARY 19-14 PUBLIC STATE OF HAWAII

Doc. Date: 8/15/2020 # Pages: 2
Notary Name: Julian Isanberg 1st Circuit
Doc. Description: Quit Claim Deed

Notary Signature 8/15/2020 Date
NOTARY CERTIFICATION

202008240095598

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

202008240095598