Karen Johnson Davidson County
Batch# 468168 DEEDQC
09/01/2020 03:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200901-0099481

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title and Escrow Corporation
5107 Maryland Way, Suite 115, Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
John A. Webster III Gina R. Cottle Andrew A. Webster Julia W. Richardson 1811 Beech Ave. Nashville TN 37203	Same	105-10-0-015.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration whatsoever and for the express purpose of making a reconveyance to John A. Webster III a 35% interest, Gina R. Cottle a 23% interest, Andrew A. Webster a 2% interest and Julia W. Richardson a 40% interest as Tenants in Common, I, John A. Webster III and I, Julia W. Richardson, by these presents do hereby quitclaim and convey all of our interest in the following parcel of land in Davidson County, Tennessee unto Samuel F. Anderson, Trustee, his successors and assigns, to wit:

> Land in Davidson County, Tennessee, being the Northerly 75 feet of Lot No.14 on the Plan of Map of Waverly Place of record in Plat Book 57, Page 95, 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 John A. Webster, III and Julia W. Richardson by Deed from Jennifer O'Neill, married of record in Instrument Number 20200819-0093296, said Register's Office.

This is improved property known as **1811 Beech Ave, Nashville, TN 37203.**

And now, I, the said Samuel F. Anderson, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest unto John A. Webster III a 35% interest and Gina R. Cottle a 23% interest, Andrew A. Webster a 2% interest and Julia W. Richardson a 40% interest as tenants in common, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27 day of August, 2020.

SAMUEL F. ANDERSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL F. ANDERSON, Trustee, 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 Brentwood, Tennessee, this 27th day of August, 2020.

Janice H. Collins
NOTARY PUBLIC

My commission expires: 7/5/21

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.

Kathy Burns
AFFIANT

Subscribed and sworn to before me this 27th day of August, 2020.

My Commission Expires:

7-5-21

Janice H. Collins
NOTARY PUBLIC

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Julia W. Richardson

STATE OF Colorado)
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia W. Richardson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Parker, Colorado this 27 day of August, 2020.

NOTARY PUBLIC

My Commission expires: 04/19/2021

ANDREW BAKER
Notary Public – State of Colorado
Notary ID 20134024908
My Commission Expires Apr 19, 2021

John A. Webster III

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Webster, 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 Austin, Texas, this 27th day of August, 2020.

NOTARY PUBLIC

MATTHEW DEMOND
Notary ID #132118411
My Commission Expires
August 6, 2023

My commission expires: Aug 6, 2023