Karen Johnson Davidson County
Batch# 478225 DEEDQC
09/18/2020 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200918-0106958

Name and Address of New Owner:
Michael Anderson
2255 Memorial Blvd
Unit 10974
Murfreesboro, TN 37129

Send Tax Bills To:
SAME

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 135-14-0A-026.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 8, 2020,** "the Grantor," conveys and quitclaims unto **Michael Anderson, as his sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat - Phase Two, Pinnacle Point Subdivision, of record in Plat Book 6900, Page (s) 140 and 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> This is the same legal description as the previous conveyance.
>
> Being the same property conveyed to Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 6, 2020, by Warranty Deed from Alfred Patrick Perratta, a single man, of record in Instrument No. 20200807-0088020, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as: 1124 White Mountain Lane, Antioch, TN 37013.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 17th day of September, 2020.

THE 1124 WHITE MOUNTAIN LANE TRUST
DATED AUGUST 6, 2020

By: _____ (SEAL)
Matthew J. Anderson, Esq., Trustee

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Matthew J. Anderson, Esq., Trustee of the 1124 White Mountain Lane Trust dated August 6, 2020**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17 day of September, 2020.

_____
Notary Public
My commission expires: 12/2/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that 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.

_____
(Affiant)

Sworn to and subscribed before me this
17th day of September, 2020.

_____
Notary Public
My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

File # 2020-264

True Copy Certification

I, Matthew Anderson, 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY