QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 595802 DEEDQC
03/19/2021 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210319-0036887

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of _____, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy D. Anderson, Jr. and Kimberly R. Anderson	SAME AS NEW OWNER	018-07-0-092.00
(NAME) 506 Mystic Hill Drive	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jimmy D. Anderson, Jr.** hereinafter called the Grantor(s), has quitclaimed **Jimmy D. Anderson, Jr. and Kimberly R. Anderson, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 , as shown on the map entitled Final Plat of Section One, Charleston Square Subdivision of record in Plat Book 4860, Pages 36 and 37 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JIMMY D. ANDERSON, SR. AND WIFE, NANCY C. ANDERSON, by deed from HARLAN CONSTRUCTION COMPANY, INC., of record in Book 5313, page 923 , dated July 17, 1978 , said Register's Office. The said Jimmy D. Anderson, Sr. having since died on or about June 19, 1997, leaving Nancy D. Anderson the surviving tenant by the entirety. Being further conveyed to NANCY C. ANDERSON, by quitclaim deed from NANCY C. ANDERSON, of record in Instrument No. 20130226-019137, dated February 19, 2013 and being corrected in Instrument No. 20171016-0105626 to convey said property to NANCY C. ANDERSON, AN UNMARRIED WOMAN AND JIMMY D. ANDERSON, JR., A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, dated October 6, 2017, said Register's Office.

The said Nancy C. Anderson having since died November 3, 2017, leaving Jimmy D. Anderson, Jr. the surviving tenant by entirety.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved and unimproved property known as 506 Mystic Hill Drive, Goodlettsville, TN 37072.

Witness my hand this 11 day of March, 2021.

Jimmy D. Anderson, Jr.
STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy D. Anderson, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this the 11 day of March, 2021.

Notary Public

My Commission Expires:

(SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

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, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY