Prepared by and Return to:
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Karen Johnson Davidson County
Batch# 616063 DEEDQC
04/15/2021 03:31:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050702

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Edward E. & Kay K. Anderson	Same	Map 104-2
647 Harpeth Trace Drive		Parcel 136
Nashville, TN 37221		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged and pursuant to Tennessee Code Annotated Section 66-1-109, Kay K. Anderson (hereinafter "Grantor"), by these presents and for the purpose of creating an estate of tenancy by the entireties for herself and her husband, Edward E. Anderson, does hereby quitclaim and convey unto herself and her husband as tenants by the entirety (hereinafter "Grantees"), their successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Lot Number 7 on the Plan of The Pointe, as shown on plat of record in Plat Book 6900, page 932, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.
>
> Being the same property conveyed to Edward E. Anderson and Kay K. Anderson, husband and wife, by Warranty Deed dated January 9, 1995, from Perry M. Moskovitz Company, Incorporated, a Tennessee corporation, of record in Book 9567, page 741, Register's Office, Davidson County, Tennessee.
>
> Further being the same property conveyed to Kay K. Anderson by quitclaim deed from Edward E. Anderson, dated January 24, 2001, recorded January 26, 2001, of record Document No. 20010126-0008195, said Register's Office.

This conveyance is subject to:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessment, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5120, pages 208 through 337, Book 5380, pages 357 through 377, as supplemented by 6274, page 148, and in any allied instrument(s) referred to in said restrictions.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessment, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7564, pages 1 through 8, and in any allied instrument(s) referred to in said restrictions.

3. Charter of Harpeth Trace Services Association, of record in Book 5120, page 199, said Register's Office.

4. Charter of The Pointe Homeowners Association, Inc., of record in Book 7563, page 981 and By-Laws of record in Book 7563, page 987, said Register's Office.

5. Easements to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, Book 6407, page 892, and Book 8006, page 930, said Register's Office.

6. All matters as shown on the Plan of record in Book 6900, page 932, said Register's Office, including an Owner's Certificate, a 20 foot setback line from Harpeth Trace Drive, 20 foot easement for utility and drainage along the front and 5 foot easement for utilities and drainage along side lines, 10 foot easement for utilities and drainage along the rear and various notations.

This is improved property known as 647 Harpeth Trace Drive, Nashville, Davidson County, Tennessee 37221.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 12 day of APRIL, 2021

Kay K. Anderson

Kay K. Anderson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me DAVID FAUSTINO SANDOVAL, a Notary Public of this County, Kay K. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12 day of April, 2021.

DAVID FAUSTINO SANDOVAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/07/2023

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).