Karen Johnson Davidson County
Batch# 648976 DEEDQC
06/03/2021 11:05:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210603-0074504

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MAY, 2021.

Notary Public My Commission Expires May 23, 2022

MY COMMISSION EXPIRES: 5.23.22

(AFFIX SEAL)

PAUL M. SKEENS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean W. Anderson	NEW OWNER	091024F00200CO
(NAME) 6017 A California Avenue		
(ADDRESS) Nashville, TN 37209	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DEAN WILHITE ANDERSON, A SINGLE MAN AND DEAN GILBERT ANDERSON AND LAURA WILHITE ANDERSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEAN WILHITE ANDERSON, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit 2 of 6017 California Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davison County, Tennessee, and described in a Declaration of Covenants , Conditions and Restrictions for 6017 California Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160428-0041479 and as Amended in Instrument No. 20161005-0105429 and being further Amended in Instrument No. 201611170121448, Register's Office for Davison County, Tennessee, to which reference is hereby made. The easements, restrictive, covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6017 California Cottages, a Horizontal Property Regime with Private Easements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160428-0041479 and as amended in Instrument No. 20161004-0105429 and being further amended in Instrument No. 201611170121448, and Bylaws appended thereto as Exhibit " C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dean Wilhite Anderson, a single man and Dean Gilbert Anderson and Laura Wilhite Anderson, husband and wife by Deed dated November 14, 2016 from 6017 California, LLC, a Tennessee Limited Liability Company, recorded November 17, 2016, in Instrument Number 20161117-0121449, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐
This is improved ☒ property, known as

6017A California Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
Witness this 12 day of May, 2021

Dean Wilhite Anderson

Dean Gilbert Anderson

Laura Wilhite Anderson

STATE OF TENNESSEE
COUNTY OF _____

On this ___ day of May, 2021, before me personally appeared Dean Gilbert Anderson and Laura Wilhite Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 12 day of May, 2021

PAUL M. SKEENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: My Commission Expires May 23, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of May, 2021, before me personally appeared Dean Wilhite Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 27th day of May, 2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: 10/17/2021