Karen Johnson Davidson County
Batch# 664905 DEEDQC
06/25/2021 09:20:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210625-0086278

QUITCLAIM DEED

Tamika Anderson

Name & Address of Property Owner

489 Canton Pass

Street Address or Route Number

Madison,	**Tennessee**	**37115**	**53-5-33**
City	State	P.O. Zip	Map & Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes

Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$-0-~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 2021.

NOTARY PUBLIC

My Commission Expires: 11/8/21

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of transferring all my right, title and interest to **Tamika Anderson I, Vanessa Wade, hereby** quitclaim, transfer and convey all my right, title and interest to Tamika Anderson her successors and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED "EXHIBIT A" INCORPORATED HEREIN BY REFRENCE AND MADE A PART HEREOF

This is improved property known as 489 Canton Pass Madison, Tennessee 37115.

IN WITNESS WHEREOF I have hereunto set our hands on this 23 **day** Feb. **2021.**

Vanessa Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **Vanessa Wade** the 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 and official seal at Nashville, Tennessee, this 23rd day of Feb. 2021.

NOTARY PUBLIC

My Commission Expires: 7/12/2022

DENITRA S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires July 12, 2022

This Instrument Prepared With Information Provided by the Parties By:

LAW OFFICE OF ROBERT GREENE
QUORUM FINANCIAL CENTER
4121 CLARKSVILLE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218
(615) 596-0712
chilig53@comcast.net

EXHIBIT "A"

Land in the 11th Civil District of Davidson County, Tennessee being Lot Number 120, Sequoia Valley Subdivision, Section III, as of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the Southerly margin of Canton Pass, being the common corner of Lots Numbers 119 and 120; thence South 19 degrees 31 minutes east 150 feet to an iron pin, thence South 70 degrees 29 minutes West 117.1 feet to an iron pin; thence North 29 degrees 21 minutes West 33.9 feet to a concrete monument; thence North 19 degrees 31 minutes West 116.4 feet to an iron pin in the Southerly margin of Canton Pass; thence with said margin of said Pass 122.9 feet to point of beginning.

Being the same property conveyed to Ben C. Anderson, Jr. Unmarried and Tamika Dickerson, Married, now Tamika Anderson by Quitclaim Deed of record as Instrument No. 20140501-0036717 Register's Office for Davidson County, Tennessee. The said Ben C. Anderson, Jr. having since died. Vanessa Wade is a daughter of Decedent who by this instrument transfers her undivided interest.