Karen Johnson Davidson County
Batch# 693926 DEEDQC
08/10/2021 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210810-0107664

PREPARED BY:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF Williamson

Affiant: _____

Notary Public: _____

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

The actual consideration is $0.00

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
The Dan & Roberta Andrews Family Gift Trust 4007 Hillsboro Rd. Nashville, TN 37215	New Owner	131-03-B-127

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Dan B. Andrews, unmarried** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Dan B. Andrews, Jr., Trustee of The Dan & Roberta Andrews Family Gift Trust** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Building Site No. 127 on the Plan of Arden Place, Section Two, as of record in Book 4675, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Dan B. Andrews and wife, Roberta N. Andrews by Warranty Deed from James A. Huffaker and wife, Daisy B. Huffaker, dated March 13, 1997, of record in Book 10380, page 179, Register's Office for Davidson County, Tennessee. Roberta N. Andrews having since died leaving Dan B. Andrews as surviving tenant by the entirety.

The above tract is subject to all Easements, Restrictions, Covenants of Record and to the findings of a title report.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This is property known as: 4400 Belmont Park Terrace #127, Nashville, TN 37215.

IN WITNESS WHEREOF, this document was executed this 9th, day of August 2021.

Dan B. Andrews, Sr. by Attorney in Fact Dan B. Andrews, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Dan B. Andrews, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Dan B. Andrews, Sr., the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Dan B. Andrews, Sr., the within named bargainor by the said Dan B. Andrews, Jr. as such Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of August, 2021.

Notary Public

My Commission Expires: 3.25.25

LAURA DYE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Bryan D. Spicer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 9, 2021 (date of document).

Affiant Signature

August 9, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

