NEW OWNER:

Victoria Sullivan Anderson Revocable
Trust, Victoria Sullivan Anderson, TEE
2835 Lakeland Drive
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 96
Group: 9
Parcel: 212.00

This instrument was prepared solely
with information provided by the parties.

Karen Johnson Davidson County
Batch# 701294 DEEDQC
08/19/2021 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210819-0112435

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTORIA S. ANDERSON, unmarried,** does convey unto the **VICTORIA SULLIVAN ANDERSON REVOCABLE TRUST UTA AUGUST 18, 2021, Victoria Sullivan Anderson, as Trustee,** its heirs and assigns, forever all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 84, on the plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 prints 75 feet on the southerly side of Lakeside Drive and runs back between lines 145.8 feet on the westerly side and 149.2 feet on the easterly side to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to Victoria S. Anderson, by Warranty Deed dated September 9, 1997, from Walter L. McMahan, a widower, of record in Book 10605, Page 471, said Register's Office.

Victoria S. Anderson and Victoria Sullivan Anderson being one and the same person.

This is IMPROVED property known as 2835 Lakeland Drive, Nashville, Tennessee 37214.

WITNESS SIGNATURE(S) this 18th day of August, 2021.

VICTORIA S. ANDERSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **VICTORIA S. ANDERSON,** 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 as the within named bargainor for the purposes therein contained.

WITNESS my hand and official seal at office, this 18th day of August, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 18th day of August, 2021.

Notary Public

My commission expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, the undersigned, 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 8/18/21.

Affiant Signature

8/18/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

