Karen Johnson Davidson County
Batch# 817347 DEEDQC
03/08/2022 01:20:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220308-0026456

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Florence A. Anderson** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Florence Anderson, Trustee, Yvette Ruffin, Trustee, and Lenaye Ruffin, Trustee as Co-Trustees of the Anderson Family Trust,** (Grantee), all of their/its rights, title, and interests in the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Apple Valley, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20140823-0077741** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 6th day of **March, 2022.**\

Florence A. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Florence A. Anderson , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of **March, 2022.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN before me this the 6th day of **March, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

PROPERTY ADDRESS:	**704 Candy Apple Cove** **Antioch, TN 37013**
TAX PARCEL NO.:	**182120A04800CO**
PROPERTY OWNER:	**Florence Anderson, Yvette Ruffin, and Lenaye Ruffin, Co-Trustees of the Anderson Family Trust**
OWNER'S ADDRESS:	**704 Candy Apple Cove** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**Florence Anderson, Yvette Ruffin, and Lenaye Ruffin, Co-Trustees of the Anderson Family Trust,** **704 Candy Apple Cove** **Antioch, TN 37013**