Karen Johnson - Davidson County
Batch# 819249 DEEDQC
03/10/2022 01:27:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220310-0027910

39-B

Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Maureen J. Anderson**, does hereby quitclaim unto **Maureen Joan Anderson as trustee of the Maureen Joan Anderson Revocable Trust dated February 16, 2022** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit**:

Land in Davidson County, Tennessee, being Lot No. 675 on the Plan of Final Plat, Avondale, Phase 3, Section 3, Major Subdivision, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20170324-0028914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maureen J. Anderson, unmarried woman by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20180220-0015834 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018

The intent of this Quitclaim Deed is to vest title in said property into **Maureen Joan Anderson as trustee of the Maureen Joan Anderson Revocable Trust dated February 16, 2022.**

This is unimproved property, known as: 1764 Eastwick Lane Nashville, TN 37221
M&P 141050A67500CO

WITNESS THE EXECUTION HEREOF this 9th day of March 2022.

Maureen Joan Anderson

Maureen Joan Anderson

State of Tennessee)
County of Davidson)

On this 9th day of March, 2022 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anita J. Galloway, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Lydia H Weaver

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: $0.00.

Maureen Joan Anderson
Affiant

Sworn and Subscribed before me on this the 9th day of March 2022.

Lydia H Weaver

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

New Owner:
Maureen Joan Anderson Revocable Trust
1764 Eastwick Lane
Nashville, TN 37221

Responsible For Tax Payment:
New Owner

Tax Map-Parcel #:
141050A67500CO