Karen Johnson Davidson County
Batch# 839244 DEEDQC
04/13/2022 02:33:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220413-0043113

THIS INSTRUMENT PREPARED BY:

Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, TENN 37205
(615) 457.2931

THIS INSTRUMENT IS PREPARED SOLELY BY INFORMATION PROVIDED BY THE PARTIES, WITHOUT ANY TITLE EXAMINATION BEING MADE NOR TITLE INSURANCE BEING ISSUED. THE PARTIES HOLD THE PREPARER HARMLESS FROM ANY AND ALL RELATED CLAIMS OR LIABILITY, PURSUANT TO LAW.

NEW OWNER:

Seneca and Veronica Anderson
Trustees of the Gene and Veronica Anderson
Living Trust, Dated April 11, 2022
843 Percy Warner Boulevard
Nashville, TN 37205

SEND TAX BILLS TO:

NEW OWNER

TAX MAP & PARCEL:

Map: 129-15
Parcel : 71

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of TEN DOLLARS ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SENECA EUGENE ANDERSON, II, and wife, VERONICA CATHERINE ANDERSON, ("Grantors," collectively herein), for the purpose of transferring their entire ownership interest in the subject real property to a revocable *Inter Vivos* Trust (a "living trust") established by them, do hereby remise, release, transfer, convey, and quitclaim unto SENECA EUGENE ANDERSON, II, AND VERONICA CATHERINE ANDERSON, TRUSTEES OF THE GENE AND VERONICA ANDERSON LIVING TRUST DATED April 11, 2022 ("Grantee," herein), as from time to time amended and/or restated, and to Grantee's successors in trust and assigns, with a full power to sell, transfer, mortgage, encumber, and convey without the signature of any trust beneficiary, all of the said Grantors' right, title and interest in and to certain real property, situated in Davidson County, Tennessee and more particularly described as follows:

> BEING Lot No.46 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, page 69-70, Register's Office for Davidson County, Tennessee.
> Said Lot No.46 fronts 99.64 feet on the Northerly side of Percy Warner Boulevard and extends back 202.30 feet on the Westerly line and 222.70 feet on the Easterly line to a dead line in the rear, which is a broken line, measuring a total of 84.58 feet thereon.

AND BEING THE SAME PROPERTY conveyed from Seneca E. Anderson, II, to Seneca E. Anderson, II and wife, Veronica C. Anderson by Quitclaim Deed, dated May 18, 2001 and recorded May 24, 2001, as Instrument No. 20010524-005438, Register of Deeds Office for Davidson County, Tennessee.

AND THIS CONVEYANCE to the Trustee is made in accordance with, and is intended to comply with and benefit from, the provisions of Tenn. Code Ann. § 35-15-510 which provides for continuing immunity from creditors as to tenants-by-the-entirety property conveyed to trust, by husband and wife.

AND THIS CONVEYANCE is made, subject to any and all limitations, restrictions, and encumbrances which may affect the premises. No new legal description was prepared for this transfer, the above legal description being the same as which appear in previous instruments of record.

WITNESS OUR HANDS as of this 11th day of April, 2022.

Seneca E. Anderson II

Seneca E. Anderson, II, GRANTOR

Veronica Catherine Anderson

Veronica Catherine Anderson, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the above-named bargainers, Seneca E. Anderson, II, and Veronica Catherine Anderson, with whom I am personally acquainted, who did acknowledge that each of them executes the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 11th day of April, 2022.

Charles B. Griffith

NOTARY PUBLIC
My Commission Expires: 7.9.2022

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars. Furthermore, this transfer by quitclaim is exempt from the requirements of Tennessee recording transfer tax, pursuant to TCA § 67-4-409.

Veronica Catherine Anderson

AFFIANT

Sworn to and subscribed before me, as of this 11 day of April, 2022.

Charles B. Griffith

NOTARY PUBLIC
My Commission Expires: 7.9.2022

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON