Karen Johnson Davidson County
Batch# 932425 DEEDQC
10/21/2022 10:27:30 AM 3 pgs
Fees: $37.00 Taxes: $0.00
20221021-0114761

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

The actual consideration, or value, whichever is greater, for this transfer is $ 0

Affiant

Subscribed and sworn to before me this 19 day of October, 2022

Notary Public
My commission expires: 09/08/2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
Steven Connell Anderson and Courtney Anderson		
1212 Unit A Pennock Ave.	Owner	Map 071-15-0G-001.00
Nashville, TN 37207		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Steven Connell Anderson and Courtney Anderson, Trustees of The Anderson Trust dated May 10, 2021,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Steven Connell Anderson and Courtney Anderson, husband and wife,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit 1212 A, 1212 Pennock Avenue Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on the plat of record in Instrument No. 20170110-0002601 in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven Connell Anderson and Courtney Anderson, Trustees of the Anderson Trust dated May 10, 2021, by Special Warranty Deed from Steven Connell Anderson, recorded July 26, 2022, in Instrument No. 20220726-0085201, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **1212 A Pennock Ave., Nashville, TN 37207.**

Witness my/our hands this 19 day of October, 2022.

The Anderson Trust dated May 10, 2021

Steven Connell Anderson, Trustee

Courtney Anderson, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Connell Anderson and Courtney Anderson, Trustees** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of October, 2022.

Notary Public at Large

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/08/2025

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Tennessee Certification of Electronic Document

I, ERIN RODRIGUEZ, 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 Oct 19, 2022 (date of document).

Erin J Rodriguez
Affiant Signature

10-21-2022
Date

State of KANSAS

County of JOHNSON

Sworn to and subscribed before me this 21 day of October 2022.

SARAH K. HAZELITT
Notary Public
State of Kansas
My Appointment Expires Feb. 25, '24

Sarah K Hazelitt
Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL