Karen Johnson Davidson County
Batch# 955362 DEEDQC
12/27/2022 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221227-0132803

**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

*This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.*

## QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Kurt Andress and Anne H. Andress<br>340 Lynn Drive<br>Nashville, TN 37211 | New Owners | 147-01-0-018.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ANNE HERRINGTON ANDRESS and KURT ANDRESS, wife and husband,** by these presents do hereby quitclaim and convey unto **ANNE H. ANDRESS and KURT ANDRESS, wife and husband**, their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Section VI, Caldwell Hall, as of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Said Lot No. 411 fronts 80 feet on the north side of Lynn Drive, and runs back 149.4 feet on the west line and 140.1 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 80.1 feet.**

**INCLUDED in the above description BUT EXCLUDED from this conveyance is the following described tract conveyed to Leonard V. Slyte and wife, Agnes A. Slyte, by Quitclaim Deed from Florence H. Barnes, of record in Instrument No. 20030804-0110258, in the Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at a point on the northerly margin of Lynn Drive at the intersection of Lots 411 and 412 on the Plan of Caldwell Hall, Section 6, of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee, thence north along the boundary line between Lots 411 and 412 a distance of 149.4 feet to a dead line in the rear of said lots, thence east along said dead line a distance of 2 feet, thence running south and parallel to the boundary line between Lots 411 and 412 a distance of 149.4 feet, plus or minus, to the northerly margin of Lynn Drive, thence west along the northerly margin of Lynn Drive a distance of 2 feet to the beginning.**

**Being the same property conveyed to Anne Herrington Andress and Kurt Andress, wife and husband, by Warranty Deed dated August 1, 2014, recorded on August 4, 2014 at Instrument No. 20140804-0069580, Register's Office for Davidson County, Tennessee.**

**Being also known as 340 Lynn Drive, Nashville, TN 37211.**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 17th day of Aug 2022.

My commission expires: 9.30.24

Notary Public

(Affix Seal)

BRITTANY V MILLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 30, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17 day of AUGUST, 2022.

KURT ANDRESS

ANNE H. ANDRESS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named KURT ANDRESS AND ANNE H. ANDRESS, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of Aug, 2022.

Notary Public

BRITTANY V MILLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 30, 2024

My Commission Expires: 9.30.24

## Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 December 27, 2022 (date of document).

Affiant Signature

December 27, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023