QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

T-TAG-22-4424

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 955863 DEEDQC
12/28/2022 02:20:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221228-0133252

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Victoria T. Alexander and Dave Alexander, III	CapStar Bank	
(NAME)	(NAME)	**130-06-0-039-00**
4424 Sheppard Place	2002 Richard Jones Rd. Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3814	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT DWAYNE JOHNSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **VICTORIA T. ALEXANDER AND DAVE ALEXANDER, III, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
The following described tract of land in Davidson County, Tennessee:

Being the Southerly 25 front feet and 10 feet rear of Lot No. 11 on the plat of a subdivision of Lots 12 and 13 of Belle Meade Plan No. 2 as of record in Book 421, Page 112, Register's Office for said county.

Said part of Lot No. 11 fronts 25 feet on the Easterly side of Jackson Boulevard and runs back 200 feet, more or less, to the Westerly line of Lot No. 12, measuring 10 feet thereon.

Tract II:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 10 on the plat of a subdivision of Lots 12 and 13 and resubdivision of Lots 10 and 11 of Belle Meade Plan Number 2, as of record in Book 421, Page 112, of the Register's Office for Davidson County, Tennessee.

Said Lot number 10 fronts 200 feet on the Easterly side of Jackson Boulevard and runs back between parallel lines with the Northerly margin of Sheppard Place, 200 feet to the Westerly line of Lot Number 9 on said plan and is a part of the original Lot Number 13.

Tract I

Being the same property conveyed to Victoria T. Alexander and Dave Alexander, III, wife and husband, from Warranty Deed from Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald, Lucia Landstreet Cherry, James Collins Landstreet III, Beverly Walter Landstreet IV, Jane Landstreet Longhurst, Thomas Fairfax Landstreet, Trevania Dudley Henderson, Alice Gayle Anderson Hudson, Ralph Michael Larsen Anderson, Mollie Blair Anderson, Catherine Noel Anderson, Charles Garrett Anderson, Holly Hayes Anderson Wilds, Brian Anderson, David Anderson and Christian Noel Anderson dated December 16, 2022 and recorded in Instrument 20221228-0133251 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas J. Anderson, Trustee by Warranty Deed from John H. Teas and Bernice F. Teas, dated April 15, 1939 and recorded on July 31, 1939, of record in Book 1126, page 51, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 11, 1984, of record in Book 6358, page 161, said Register's Office, Thomas J. Anderson, Trustee, conveyed subject property to Charles M. Anderson, Successor Trustee. Subject property was further conveyed to Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.) by Quitclaim Deed dated October 30, 1984, recorded October 31, 1984, of record in Book

6415, page 825, said Register's Office. The said Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.) has since died. Agreement of record in Inst. No. 20010222-0016946, said Register's Office, designated William Joseph Anderson III as Successor Trustee, by the beneficiaries set forth under the Last Will and Testament of Mrs. William J. Anderson, Sr., attached as an exhibit to said Agreement. Subject property was directed to be held in trust for the use and benefit of Nancy Anderson Landstreet during her lifetime, with the remainder upon her death to be transferred in equal shares to the **children of Mrs. William J. Anderson, Sr.**, with the issue of a deceased child to take the parent's share per stirpes. The said **Nancy Anderson Landstreet** has since died, being survived by five children: Lucia Landstreet Cherry, James Collins Landstreet III, Beverly Walter Landstreet IV, Jane Landstreet Longhurst, and Thomas Fairfax Landstreet. The said Nancy Anderson Landstreet was preceded in death by all of her siblings as follows: **Jane Anderson Dudley**, survived by one child, Trevania Dudley Henderson; **Thomas Jefferson Anderson,** survived by one child, Mary Carolyn Anderson Porter, now deceased and survived by two children: Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald; **William Joseph Anderson, Jr.**, survived by two children, Harriett Buttorff Anderson Robinson, now deceased with no issue, and William J. Anderson III, now deceased survived by four children: William J. Anderson IV, now deceased with no issue, Alice Sayle Anderson Hudson, Ralph Michael Larsen Anderson and Mollie Blair Anderson; and **Charles M. Anderson**, survived by four children: Catherine Noel Anderson, Charles Garrett Anderson, Holly Hayes Anderson Wilds, and Allen French Anderson, now deceased, survived by three children: Brian Anderson, David Anderson and Christian Noel Anderson. By Affidavit of Heirship of record in Inst. No. 20221228-0133235, the above named were established as the heirs a law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.).

Tract II

Being the same property conveyed to Victoria T. Alexander and Dave Alexander, III, wife and husband, from Warranty Deed from Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald, Lucia Landstreet Cherry, James Collins Landstreet III, Beverly Walter Landstreet IV, Jane Landstreet Longhurst, Thomas Fairfax Landstreet, Trevania Dudley Henderson, Alice Gayle Anderson Hudson, Ralph Michael Larsen Anderson, Mollie Blair Anderson, Catherine Noel Anderson, Charles Garrett Anderson, Holly Hayes Anderson Wilds, Brian Anderson, David Anderson and Christian Noel Anderson dated December 16, 2022 and recorded in Instrument 20221228-0133251 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas J. Anderson, Trustee, by Deed from John B. Howe and wife, Laura B. Howe, dated September 19, 1935, recorded October 2, 1935, of record in Book 982, page 31, said Register's Office. The said Thomas J. Anderson has since died. There is no instrument with respect to any trust of which Thomas J. Anderson is trustee. By Affidavit in furtherance of title of record in Inst. No. 20221228-0133236, Register's Office for Davidson County, Tennessee, Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald were established as the heirs and beneficiaries of Thomas J. Anderson, the deceased "trustee" and also two of the heirs at law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.), the intended beneficiary of the "trust". Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald, along with the remaining heirs at law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.), Lucia Landstreet Cherry, James Collins Landstreet III, Beverly Walter Landstreet IV, Jane Landstreet Longhurst, Thomas Fairfax Landstreet, Trevania Dudley Henderson, Alice Gayle Anderson Hudson, Ralph Michael Larsen Anderson, Mollie Blair Anderson, Catherine Noel Anderson, Charles Garrett Anderson, Holly Hayes Anderson Wilds, Brian Anderson, David Anderson and Christian Noel Anderson, the heirs at law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.), agreed to the intent of said "trust" and ratified the terms of said "trust" as set forth in the said Affidavit in furtherance of title.

ROBERT DWAYNE JOHNSON IS EXECUTING THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY. THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4424-4426 Sheppard Place, Nashville, Tennessee 37205-3814**.

Witness my/our hand(s) this the 20th day of December, 2022.

Robert Dwayne Johnson

STATE OF AL

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Dwayne Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2022.

Notary Public
My Commission Expires: September 23, 2026
(SEAL)

SARA KASAMANIAN
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
SEPTEMBER 23, 2026

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212