THIS INSTRUMENT PREPARED BY INFORMATION & DIRECTION FROM THE PARTIES

This Instrument Prepared by:
Hollingshead & Associates, PLLC
7000 Executive Center Drive, Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Nanette Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th **day of** December, 22

Valerie Kemp
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 2023

VALERIE KEMP
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Karen Johnson Davidson County
Batch# 956918 DEEDQC
12/30/2022 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221230-0134085

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Christopher W. and Nanette Anderson	**Same**	**45 10.00**
5245 Little Marrowbone Road		
Ashland City, Tennessee 37015		

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Nanette Anderson, a married person,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Christopher W. Anderson and Nanette Anderson, husband and wife,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in **Davidson,** State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 5, 1983, and known as Job No. 83-179, as follows:

BEGINNING at an iron pin set in a fence line, said point of beginning being the southwest corner of this tract and also being in the northerly line of the Ronald E. Gossett land of record in Deed Book 4371, page 20, R.O.D.C., TN; thence with Gosett's line and a fence N 81 deg. 45' 52" E., 56.35 feet to an iron pin; thence continuing with Gossett's line S 79 deg. 08' 59" E., 429.46 feet to an iron pin; thence leaving Gossett's line and with the line of the James C. Dawson land the follow calls N 42deg. 20' 34" E, 37.89 feet to an iron pin; thence N 04 deg, 11' 02" W, 94.01 feet to an iron pin in the fence; thence; N 09 deg. 05' 14" E, 283.92 feet to an iron pin in the fence corner; thence with a fence in part S 84 deg. 48' 34" W, 617.58 feet to a point in Little Marrowbone Creek; thence leaving the said Creek S 04 deg. 48' 16" E, 120.00 feet to the point of beginning, containing 4.82 acres, more or less.

BEING the same property conveyed to Nanette Anderson, a married person by QuitClaim Deed from Christopher W. Anderson, a married person, dated May 25, 2019, recorded on May 28, 2019, in Instrument No. 20190528-0050082, Register's Office for Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Witness my hand this the 30th day of December, 2022

Nanette Anderson
Nanette Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nanette Anderson**, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2022.

Valerie Kemp
Notary Public

My Commission Expires: October 17, 2023

VALERIE KEMP
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 12.30.2022

Kimberly Hollingshead, Esq.

12.30.2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of December, 2022.

Notary Signature

My Commission Expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON