Karen Johnson Davidson County
Batch# 958529 DEEDQC
01/06/2023 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230106-0001229

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Taylor Anderson 2405 McGinnis Drive Nashville, TN 37216	LoanDepot.com, LLC 4800 N. Scottsdale Rd. #3800 Scottsdale, AZ 85251	073-09-0-060.00

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, **Rachel Petersen, unmarried woman** by these presents do hereby quitclaim and convey unto **Taylor Anderson, unmarried man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katharine Urmy, unmarried by Warranty deed from Brandon Adams, Trustee of The 2405 McGinnis Drive Trust of record in Instrument No. 20201208-0142104 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 08, 2020.

Being the same property conveyed to Taylor Anderson, unmarried man and Rachel Petersen, unmarried woman, as joint tenants with rights of survivorship by Warranty deed from Katharine Urmy, unmarried of record in Instrument No. 20220426-0048092 Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 26, 2022.

Being also known as 2405 McGinnis Drive Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the ~~4th~~ 6th day of January, 2023.

Sarah Mashburn
Affiant

My commission expires: (Affix Seal)

Notary Public

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ~~4th~~ 6th day of January, 2023.

Rachel Petersen

Rachel Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal ~~4th~~ 6th day of January, 2023.

Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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 January 6, 2023 (date of document).

Affiant Signature

January 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023