Karen Johnson Davidson County
Batch# 960355 DEEDQC
01/11/2023 03:51:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230111-0002554

QUITCLAIM DEED

	MAP/PARCEL: 103-4-322
ADDRESS NEW OWNER(S):	**SEND TAX BILLS TO:**
Jason James Reid and Anna Janelle Reid	**Same**
4020 Utah Avenue	
Nashville, TN 37209	

FOR AND IN CONSIDERATION of the parties marriage, I, Anna Janelle Reid (formerly Anna Janelle Young), Trustee of the Anna Janelle Young Revocable Trust, with full power and authority to sell, transfer, convey and encumber by Deed of Trust or otherwise, without joinder by any beneficiary of the trust, and as grantor, by these presence do hereby quitclaim and convey unto Anna Janelle Reid and husband, Jason James Reid, grantees, an interest in said real property as tenants by the entirety, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of West End Annex, as of record in Book 322, Page 61, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the northerly margin of Utah Avenue at a point 65 feet from the easterly margin of 41st Avenue North, being the Southeast corner of the property conveyed to Arthur Sender and wife, of record in Book 2999, Page 5, said Register's Office; thence, with the northerly margin of Utah Avenue, East 85 feet to the corner of Lot Nos. 99 and 100; thence, with the line between said Lots, North 161.9 feet to a Southeast corner of the property conveyed to J.M. Waggoner and wife, of record in Book 1562, Page 13, said Register's Office; thence, along J.M. Waggoner's southerly boundary, West 150 feet to the easterly margin of 41st Avenue North; thence, along said Avenue, South 7.8 feet to the Northwest corner of the property conveyed to Arthur Sender and wife, of record in Book 2995, Page 5, said Register's Office; thence, along Arthur Sender's northern boundary line, East 65 feet to the Northeast corner; thence, along the easterly boundary line of said property, South 155 feet to the beginning.

Being the same property conveyed to Anna Janelle Young, Trustee of the Anna Janelle Young Revocable Trust, with full power and authority to sell, transfer, convey and encumber by Deed of Trust or otherwise, without joinder by any beneficiary of the trust, from Kristin Allen Hughes and husband, Anthony Hughes, as record of Instrument No. 20120607-0049628, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

WITNESS my hand this 13th day of December, 2022.

ANNA JANELLE REID
(formerly ANNA JANELLE YOUNG)

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~] Williamson

Personally appeared before me, a Notary Public in and for said County and State, the within named, **ANNA JANELLE REID**, the Grantor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 13th day of December, 2022.

My Commission Expires:

03/24/2026

NOTARY PUBLIC

MARIA BAGSIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~] Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

ANN JANELLE REID
(formerly ANNA JANELLE YOUNG)

Sworn to and subscribed before me this 13th day of December, 2022.

My Commission Expires:

03/24/2026

NOTARY PUBLIC

MARIA BAGSIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared by:

HEATHER R. KNOTT
ATTORNEY AT LAW
104 NORTH CHURCH STREET
MURFREESBORO, TN 37130