Karen Johnson Davidson County
Batch# 961915 DEEDQC
01/18/2023 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230118-0004012

QUITCLAIM DEED

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

J-JG-15-4806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF January, 2023

Lindsay B. Fattal
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave.,S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Andersen	New Owner	
(NAME) **5301 California Ave.,**	(NAME)	**067-00-0-094-00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **MARY P. ANDERSEN (A.K.A MERRY ANDERSEN),** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AARON ANDERSEN** 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:

Beginning at an iron pin located in a curve in the eastern right-of-way of Old Hickory Boulevard, said pin is 273, more or less, feet south of the southwest corner of the Ronald Simpkins tract as of record in Book 4673, page 60, Register' s Office for Davidson County, Tennessee; thence leaving said right-of-way South 64 deg. 15 min. 14 sec. East 298.84 feet to an iron pin; thence North 71 deg. 47 min. 33 sec. East 715.00 feet to an iron pin being the northeast corner of the tract described herein; thence leaving said iron pin South 18 deg. 24 min. 04 sec. East 200.04 feet to an old iron fence post; thence leaving said post South 17 deg. 41 min. 53 sec. West 501.67 feet to an iron pin, being the southeast corner of the tract described herein and the northeast corner of the property conveyed to W. E. Rogers by deed of record in Book 1718, page 249; thence leaving said iron pin North 75 deg. 50 min. 07 see. West 673.31 feet to an iron pin; thence North 71 deg. 16 min. 14 sec West 324.00 feet to an iron pin located in the eastern right-of-way of Old Hickory Boulevard, being the southwest corner of the tract described herein and the northwest corner of the W. E. Rogers property; thence with said right-of-way North 19 deg. 33 min. 58 sec. East 241.08 feet to a point, the beginning of a curve to the left; thence with the chord of said curve having a radius of 930.0 feet and a length of 80.00 feet, North 17 deg. 06 min. 06 sec. East 79.98 feet to the point of beginning, containing 10.0 acres, more or less.

Beginning at an iron pin located in a curve in the eastern right-of-way of Old Hickory Boulevard, said pin is 273, more or less, feet south of the southwest corner of the Ronald Simpkins tract as of record in Book 4673, page 60, Register' s Office for Davidson County, Tennessee; thence leaving said right-of-way South 64 deg. 15 min. 14 sec. East 298.84 feet to an iron pin; thence North 71 deg. 47 min. 33 sec. East 715.00 feet to an iron pin being the northeast corner of the tract described herein; thence leaving said iron pin South 18 deg. 24 min. 04 sec. East 200.04 feet to an old iron fence post; thence leaving said post South 17 deg. 41 min. 53 sec. West 501.67 feet to an iron pin, being the southeast corner of the tract described herein and the northeast corner of the property conveyed to W. E. Rogers by deed of record in Book 1718, page 249; thence leaving said iron pin North 75 deg. 50 min. 07 see. West 673.31 feet to an iron pin; thence North 71 deg. 16 min. 14 sec West 324.00 feet to an iron pin located in the eastern right-of-way of Old Hickory Boulevard, being the southwest corner of the tract described herein and the northwest corner of the W. E. Rogers property; thence with said right-of-way North 19 deg. 33 min. 58 sec. East 241.08 feet to a point, the beginning of a curve to the left; thence with the chord of said curve having a radius of 930.0 feet and a length of 80.00 feet, North 17 deg. 06 min. 06 sec. East 79.98 feet to the point of beginning, containing 10.0 acres, more or less.

Being the same property conveyed to Aaron Andersen and wife, Merry Anderson by deed from R. Shane Stephen and wife, Elizabeth K. Grady of record in Document Number 20151118-0117091, Register's Office for Davidson County, Tennessee.

Merry Andersen and Mary P. Andersen are one and the same person.

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: **4806 Old Hickory Boulevard , Nashville, Tennessee 37218-4015**.

Witness my/our hand(s) this the 17 day of January, 2023.

Mary P. Andersen (a.k.a Merry Andersen)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary P. Andersen (a.k.a MERRY ANDERSEN) 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/02/2024
DAVIDSON COUNTY

RETURN TO:
2012 21st Ave S.
Nashville, TN 37212

I, Lindsay Fattal, 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 Jan-17-23 (date of document).

Lindsay B Fattal

Affiant Signature

Date 1-17-23

State of TN

County of Davidson

Sworn to and subscribed before me this 17 day of January, 2023.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY