Karen Johnson Davidson County
Batch# 1000324 DEEDQC
05/08/2023 08 06 54 AM 2 pgs
Fees $12 00 Taxes $0 00
20230508-0033687

THIS INSTRUMENT WAS PREPARED BY·
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:

Samuel F. Anderson, Trustee
5107 Maryland Way #115
Brentwood TN 37027

Send Tax Bills To:
Same

Map & Parcel No.

105-06-078.00

QUITCLAIM DEED

For and in Consideration of the sum of one and 00/100 ($1.00) Dollar, cash in hand paid Samuel F. Anderson, Trustee of Oak Trust, has this day bargained and sold and hereby conveys, remises, releases and forever quitclaims to Samuel F Anderson, Trustee of 1305 8th Avenue South Trust, its successors and assigns all of Grantor's interest in and to certain real property situated in Davidson County, Tennessee, and described as follows·

Tract No I

Being Lot No 3 on the Map of A J McCampbell's addition to South Nashville, as of record in Book 21, pages 104 and 144, of the Register's Office for said County. Said Lot No. 3 fronts 50 feet 8 inches, more or less, on the westerly side of Eighth Avenue South as widened, and runs back between lines 143.2 feet, more or less, on the northerly line and 152.9 feet, more or less, on the southerly line, to an alley on which it measures 50 feet

Tract No II·

Being the southerly 25 feet of Lot No. 2 on the Map of A.J. McCampbell's Addition, as of record in Book 21 page 104, Register's Office for said County, described according to a survey prepared by Barge, Wagoner & Sumner, Engineers, dated October 16, 1969, as follows:

Said Part of said lot fronts 25 feet on the westerly side of 8th Avenue, South as now widened and located, and runs back between lines 138.3 feet on the north line and 143.2 feet on the south line to an alley in the rear on which it measures 24 6 feet.

Being the same property conveyed to Samuel F. Anderson, Trustee of Oak Trust by Quitclaim Deed from David Clive Anderson, Executor of the Estate of Edward Clive Anderson Jr. of record in Instrument number 20200330-0034015, Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 30, 2020

This conveyance is subject to any and all limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property known as. 1305 8th Avenue South, Nashville, TN.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 8th day of May, 2023.

GRANTOR:

Samuel F Anderson, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel F Anderson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal at Brentwood Tennessee this 8th day of May, 2023

Kim Murray
NOTARY PUBLIC

My commission expires. 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this 8th day of May, 2023

Kim Murray
NOTARY PUBLIC

My commission expires· 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY