Karen Johnson Davidson County
Batch# 1000324 DEEDQC
05/08/2023 08 06 54 AM 2 pgs
Fees $12 00 Taxes $0 00
20230508-0033688

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.

105-10-297

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 2100 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:

Being Lots One and Two on the Map of the Subdivision of Blocks numbered one to eight, both inclusive in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's office for Davidson County, Tennessee, and described according to a survey by Jim McAleer, dated November 1, 1989 as follows:

Beginning at a P.K nail at the intersection of the southerly margin of Benton Avenue and the easterly margin of 8th Avenue South, thence with the southerly margin of Benton Avenue South 84 degrees 42' 00" East 168.06 feet to an iron pin in the westerly margin of a 15' wide alley; thence with said margin South 17 degrees 04' 00" East 86 58 feet to an iron pin in the northerly line of Lot #3, thence with said line South 72 degrees 57' 45" West 155.15 feet to an iron pin in the easterly margin of 8th Avenue South, thence with said margin North 17 degrees 10' 00" West 150 45 feet to the point of beginning, containing 0 42 acres, more or less.

The above described tract is subject to a sidewalk easement, as of record in Book 3096, page 526, R.O D C., Tennessee.

Being the same property conveyed to Samuel F. Anderson, Trustee of Oak Trust by Quitclaim Deed from Edward Clive Anderson Jr. Executor of the Estate of Mary J. Anderson and Trustee of the Mary Anderson Family Trust of record in Instrument number 20180202-0010899, Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 2, 2018.

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

This is improved property known as: 2100 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. 3/7/24

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: 3/7/24

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY