Karen Johnson Davidson County
Batch# 1000324 DEEDQC
05/08/2023 08 06 54 AM 2 pgs
Fees $12 00 Taxes $0 00
20230508-0033689

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:

105-181.00

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 2015 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 Lot No. 102 in the Waverly Land Company's subdivision of lots now in the Sixteenth Ward of the City of Nashville, Tennessee, said Lot No 102 fronts 160 feet on the west side of the Franklin Pike, which is now known as Eighth Avenue South, and runs back between parallel lines 200 feet, more or less, to a 15 foot alley in the rear. Said property is bounded on the south by the property of Bruce Douglas For a plan of said property reference is here made to book No. 57, page, 95, of the register's office for Davidson County, Tennessee

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 20200330-0034016, 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 2015 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