Karen Johnson Davidson County
Batch# 1026688 DEEDQC
07/14/2023 02 55 46 PM 2 pgs
Fees $12 00 Taxes $0 00
20230714-0054257

# QUITCLAIM DEED

BRITTANY LEA STEWART NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

AJ-QCD-23-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and please return to):**

**Rudy & Partners, PLLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Maxine Anderson** | **New Owner** | **06013015200** |
| (NAME) | (NAME) | |
| **504 Dyne Court** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN, 37207** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**MAXINE ANDERSON** ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**MAXINE ANDERSON** ("GRANTEE")

HER 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

**LAND IN THE 13TH CIVIL DISTRICT ANNEXED OF DAVIDSON COUNTY, TENNESSEE, (FORMERLY 12TH CIVIL DISTRICT), BEING LOT NO. 139 ON THE PLAN OF TRINITY HILLS VILLAGE, SECTION II, FIRST ADDITION, AS OF RECORD IN BOOK 4460, PAGES 45 AND 46, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.**

**BEING THE SAME PROPERTY CONVEYED TO CHARLES ANDERSON AND WIFE, MAXINE ANDERSON, BY WARRANTY DEED, FROM RICHARD A. JACKSON AND WIFE, BOBBIE JACKSON, OF RECORD IN BOOK 5938, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THE SAID CHARLES ANDERSON HAVING SINCE DIED, TITLE VESTED IN THE REMAINING TENANT BY THE ENTIRETY, MAXINE ANDERSON, BY OPERATION OF LAW.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as. **504 Dyne Ct., Nashville, TN, 37207.**

Witness my hand this the 12th day of July, 2023.

Maxine Anderson
**MAXINE ANDERSON**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAXINE ANDERSON,** the within named bargainor, 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, this the 12th day of July, 2023.

Brittany Stewart
Notary Public

My Commission Expires
11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025