Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Steve and Mindy Anderson Family Trust u/a dated July 26, 2023 6305 Torrington Road Nashville, Tennessee 37205	**Map/Parcel** **115 11 0 010.00**	**The Steve and Mindy Anderson Family Trust u/a dated July 26, 2023 6305 Torrington Road Nashville, Tennessee 37205**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Steven E. Anderson and Mindy L. Anderson, husband and wife** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **The Steve and Mindy Anderson Family Trust u/a dated July 26, 2023** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **6305 Torrington Road, Nashville, Tennessee 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 1032782 **DEEDQC**
07/31/2023 02:55:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230731-0059018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 26 day of July, 2023.

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7.7.25

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brett Carter or Carter Shelton Jones, PLC perform a title examination; and that neither Brett Carter nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 26th day of July, 2023.

Steven E. Anderson

Mindy L. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven E. Anderson and Mindy L. Anderson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, on this the 26 day of July, 2023.

Notary Public

My Commission Expires:
7-7-25

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, TN, BEING Lot No. 56 on the Plan of West Meade Estates, Section 1, of record in Plat Book 2663, Page 110, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description.

Being all or part of the same property conveyed to Maher Fawaz and Kitty H. Fawaz by virtue of that certain Quit Claim Deed dated November 29, 2007, at Instrument No. 20080211-0013455 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Steven E. Anderson and Mindy L. Anderson, as husband and wife, by Warranty Deed from Maher Fawaz and Kitty H. Fawaz, of record in Instrument No. 20150908-0091256 Register's Office for Davidson County, Tennessee, dated September 4, 2015 and recorded on September 8, 2015.