Karen Johnson Davidson County
Batch# 1061135 DEEDQC
10/17/2023 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231017-0081351

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Florence Anderson, Trustee, Yvette Ruffin, Trustee, and Lenaye Ruffin, Trustee as Co-Trustees of Anderson Family Trust** ("Grantor"), , hereby sell, remise, release, convey, and quit claim unto **Florence Anderson, unmarried, Yvette Ruffin, unmarried, and Lenaye Ruffin, unmarried, as tenants in common with rights of survivorship,** (Grantees), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Apple Valley, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20220308-0026456** in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 4th day of **October, 2023.**

Anderson Family Trust

By: Florence Anderson, Trustee

By: Yvette Ruffin, Trustee

By: Lenaye Ruffin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Florence Anderson, Trustee, Yvette Ruffin, Trustee, and Lenaye Ruffin, Trustee, as Co-Trustees of Anderson Family Trust,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of **Anderson Family Trust,** the maker, and are authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 4th day of **October, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.

AFFIANT

SUBSCRIBED AND SWORN before me this the 4th day of **October, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**704 Candy Apple Cove** **Antioch, TN 37013**
TAX PARCEL NO.:	**182120A04800CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Florence Anderson, Yvette Ruffin, and Lenaye Ruffin** **704 Candy Apple Cove** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**Florence Anderson, Yvette Ruffin, and Lenaye Ruffin** **704 Candy Apple Cove** **Antioch, TN 37013**

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/4/23.

Holly A Mason
Affiant Signature

10/13/23
Date

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this 13th day of October, 20 23

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25