Karen Johnson Davidson County
Batch# 1071840 DEEDQC
11/14/2023 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231114-0088906

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
George James Anderson and Lee Ann Sullivan Anderson, Co-Trustees of The Anderson Family Trust Agreement	SAME	117 06 0 117.00
2220 Woodmont Boulevard		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **GEORGE J. ANDERSON and wife, LEE ANN S. ANDERSON**, do hereby convey to **GEORGE JAMES ANDERSON and LEE ANN SULLIVAN ANDERSON, Co-Trustees of THE ANDERSON FAMILY TRUST AGREEMENT dated November 13, 2023**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 226 feet of lot No. 37 on the plat of Hillsboro Heights, not of record, described according to a survey made by S. R. Sanford, Jr., Surveyor, February 5, 1938 as follows:

Beginning on the northerly margin of Woodmont Avenue or Boulevard, at a point 300 feet east of the center line of 23rd Avenue south, said point being the dividing line between lots Nos. 36 and 37; thence with said Avenue, eastwardly 226 feet to the westerly line of the property conveyed to Ella F. Hovey by deed from E. L. Hampton and wife, of record in Book 874, page 232, Register's Office for said County; thence with said Hovey's westerly line, northwardly 366.7 feet, more or less, to the southerly line of lot No. 21; thence with the line of said lot No. 21, westerly 226 feet to the common corner of lots Nos. 21, 22, 36, and 37; thence with the dividing line between lots Nos. 36 and 37, southwardly 367.3 feet, more or less, to the beginning.

Being the same property conveyed to GEORGE J. ANDERSON, and wife, LEE ANN S. ANDERSON, by Quitclaim Deed dated July 29, 1999, from GEORGE E. MUDTER, JR., Trustee of record in Book 11609, Pages 884-885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

George J. Anderson and George James Anderson are one and the same person. Lee Ann S. Anderson and Lee Ann Sullivan Anderson are one and the same person.

This is improved property known as 2220 Woodmont Boulevard, Nashville, TN 37215.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 13th of November, 2023.

George J. Anderson
GEORGE J. ANDERSON

Lee Ann S. Anderson
LEE ANN S. ANDERSON

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE J. ANDERSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 13th of November, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEE ANN S. ANDERSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 13th of November, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

George J. Anderson
Affiant

Sworn to and subscribed before me this
13th of November, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 November 13, 2023.

November 14, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026