Karen Johnson Davidson County
Batch# 1078021 DEEDQC
12/04/2023 01:22:16 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20231204-0093359

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP
(Edwin S. Pyle)
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Sherman Anderson 200 Lewisburg Avenue Franklin, TN 37064	Same	Map/Parcel 118-04-0 063.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ANDERSON GILMORE, L.L.C., a Tennessee limited liability company, successor of ANDERSON GILMORE PARTNERSHIP pursuant to Articles of Conversion filed of record in Instrument No. 20150414-0032878, Register's Office for Davidson County, Tennessee,** hereinafter the "Grantor", does hereby quitclaim and convey unto **SHERMAN ANDERSON,** an individual resident, hereinafter the "Grantee", all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Nashville, Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, hereinafter the "Property".

This unimproved property is known as 420 Rosedale Avenue, Nashville, Davidson County, Tennessee, 37211. The Property is conveyed subject to all limitations and other matters of record, such matters that would be shown on a survey, and such restrictions and encumbrances as may affect the Property, including without limitation, all zoning restrictions, and irrespective of whether such limitations, matters, restrictions, and encumbrances are of record.

This is commercial property and has never been used by Grantor as a principal residence.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the First day of December, 2023.

GRANTOR:

ANDERSON GILMORE, L.L.C.

By: _____

Name: Martin E.Gilmore, Jr.

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $750,000.00.

_____
Name

Subscribed and sworn to before me, this 3rd **day of** December**, 2023.**

_____
NOTARY PUBLIC

My Commission Expires:

May 3, 2027

CATHERINE E. HUTTO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

*The preparer of this Quitclaim Deed has done so to facilitate a transfer from Grantor to Grantee without the benefit of title work. The preparer has not reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Catherine E. Hutto, a Notary Public in and for this State and County, **Martin E. Gilmore, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Anderson Gilmore, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the said limited liability company by himself as such President.

Witness my hand, at office, this 3rd day of December, 2023.

Catherine E Hutto
Notary Public

My Commission expires:
May 3, 2027

CATHERINE E. HUTTO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

REAL PROPERTY DESCRIPTION

Being Lot No. 15 on the Plan of John H. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for said County.

Being part of the same property previously conveyed to Anderson Gilmore Partnership by Warranty Deed from Frankie Estelle Anderson of record in Book 7024, Page 204, Register's Office for Davidson County, Tennessee. Anderson Gilmore, L.L.C. is successor by Certificate of Conversion and Articles of Organization filed December 19, 2014, with the Tennessee Secretary of State.