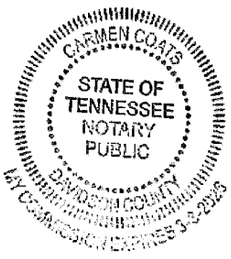
Karen Johnson Davidson County
Batch# 1093141 DEEDWARR
01/24/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240124-0004483

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 11th day of January, 2024.

Carmen Coats
Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Glen Lindquist<br>Anna E. Anderson | NBKC BANK | 084-14-0-086.00 |
| 206 Theodore Road | 8320 WARD PKWY | |
| Nashville, TN 37214 | KANSAS CITY, MO 64114 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID R. ANDERSON AND SUSAN T. ANDERSON, CO-TRUSTEES OF THE ANDERSON FAMILY TRUST DATED SEPTEMBER 5, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLEN LINDQUIST AND ANNA E. ANDERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38, on the Map of Walnut Grove Subdivision, of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 94.6 feet on the southwesterly margin of Theodore Road and extends back between lines 133.8 feet on the northwesterly line and 145 feet on the southwesterly line to a deadline in the rear measuring 90.1 feet thereon.

Being the same property conveyed to David Anderson and Susan Anderson, husband and wife by Warranty Deed from Raymond Earley and Anetra Earley, a married couple of record in Instrument No. 20190702-0064358 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019.

Being the same property conveyed to David R. Anderson and Susan T. Anderson as the Co-Trustees of the Anderson Family Trust dated September 5, 2019 by Quitclaim Deed from David Anderson and Susan Anderson, husband and wife of record in Instrument No. 20191226-0132935 Register's Office for Davidson County, Tennessee, dated December 18, 2019 and recorded on December 26, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 206 Theodore Road Lot 38, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of January, 2024.

**The Anderson Family Trust dated September 5, 2019**

By: _____
David R. Anderson, Co-Trustee

By: _____
Susan T. Anderson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Sevier

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David R. Anderson and Susan T. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of The Anderson Family Trust dated September 5, 2019, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of January, 2024.

_____
Notary Public

My Commission Expires: 9-7-2025

K SCHAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 11, 2024** (date of document).

Affiant Signature

January 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25