Karen Johnson
Batch # 1095137
01/29/2024 08:45:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240129-0005697

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 ERIC R. ANDERSON, AFFIANT Subscribed and sworn to before me, this 11th day of January 2024. NOTARY PUBLIC My Commission Expires: 10/4/27

EARL LOH NOTARY PUBLIC TENNESSEE My Comm Exp. 10/4/2027 COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ERIC RYAN ANDERSON and AMY PARKER ANDERSON, CO-TRUSTEES 1114 Stratton Avenue Nashville, TN 37206	New Owner	Map and Parcel No.: 083-05-0-217.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Eric R. Anderson and Amy Anderson, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Eric Ryan Anderson and Amy Parker Anderson, Co-Trustees of the Anderson Joint Revocable Trust, created November 18, 2022, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1114 Stratton Avenue, Nashville, Tennessee 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, Block "B", as shown on the map entitled Subdivison of Calvin Davis Lot, of record in Plat Book 57, Page 85, Register's Office

for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric R. Anderson and Amy Anderson, husband and wife, from Ravi Gupta, unmarried, and Awadhesh Gupta, unmarried, as joint tenants in common, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20161228-0136304.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 11th day of January 2024.

Eric R. Anderson, Grantor

Amy Anderson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Eric R. Anderson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of January 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Amy Anderson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of January 2024.

Notary Public

My Commission Expires: 10/4/27

