**THIS DOCUMENT PREPARED BY:**
**ALICE M. BOHANNON, atty.**
**Mobley & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4444**

STATE OF Tennessee )
COUNTY OF Davidson )
The actual consideration for this transfer is NONE.

Kristen Nicole Anderson
**Affiant**

Subscribed and sworn to before me, this 7th day of February, 2024.

Alice M. Bohannon
**Notary Public**

My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch# 1101456 DEEDQC
02/15/2024 01:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240215-0010611

| Address of new owner: | Send Tax Bills to: | Map Parcel |
|---|---|---|
| Kristen Nicole Anderson<br>and Justin Thomas Cook<br>700 James Ave. #12<br>Nashville, TN 37209 | Same | 091-05-0W-020.00-CO |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of creating a tenancy-by-the-entirety, I, **Kristen Nicole Anderson**, hereinafter called the Grantor, hereby remise, release and quitclaim to Alice M. Bohannon, Trustee, and her successors and assigns, the tracts of land

described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference. A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Alice M. Bohannon, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Kristen Nicole Anderson and Justin Thomas Cook, as tenants by the entirety, their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**WITNESS** our hands this 7th day of February, 2024.

Kristen Nicole Anderson

**Kristen Nicole Anderson**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen Nicole Anderson, the bargainor, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 7th day of February, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice M. Bohannon

Notary Public

Alice M. Bohannon

**Alice M. Bohannon**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice M. Bohannon, the bargainor, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 7th day of February, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

## EXHIBIT A

## Legal Description

Land Situated in the Davidson County, Tennessee and being more particularly described as follows:

BEING Lot No. 20 on the Plan of James Robertson Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for The Rows at the Annex, as set forth in Exhibit" B" of record in Instrument No. 20170501-0042517, Joirder of same in Instrument No. 20170829-0088856 and Amended and Restated in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Nicole Anderson, unmarried, by deed from Robert Hughes Koury, unmarried, of record in Instrument No. 20201030-0126575, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 James Avenue Apt. 12, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

# CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 2/7/24.

2/15/24
**Date**

Alice M. Bohannon
**Alice M. Bohannon**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 15th day of February, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

