Karen Johnson Davidson County
Batch# 1109526 DEEDQC
03/11/2024 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240311-0016663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF March 2024

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Anderson	New Owner	06108012100
(NAME)	(NAME)	
1221 Winding Way Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERIN ANDERSON, A SINGLE WOMAN, DAVID R. ANDERSON AND SUSAN T. ANDERSON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIN ANDERSON, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 40 feet front and 35 feet rear of Lot No. 12 and all of Lot No 13 of Block "D" on the plan of Jackson Park, Section 2, of record in Book 843, Page 21, Register's Office for said County.

Said part of Lot No. 12 and all of Lot No. 13 front together 100 feet on the northerly side of Winding Way and run back 213 feet on the easterly line and 206 feet, more or less, on the westerly line to a dead line, measuring 100 fee thereon.

Being the same property conveyed to Erin Anderson, a single woman, and David R. Anderson and Susan T. Anderson, husband and wife, as joint tenants with rights of survivorship. by Deed dated March 3, 2023 from Patricia McGaw, Heir at Law for the Estate of John William McGaw, III, recorded March 10, 2023, in Instrument Number 20230310-0017266, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

Improved (K)

This property is commonly known as: 1221 Winding Way Road, Nashville, TN 37216

Witness my/our hand(s) this 4 day of March, 2024.

Erin Anderson

David R. Anderson

Susan T. Anderson

ADRIEN MARIE GOOD
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, of the state and county aforementioned, personally appeared **Erin Anderson**, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 4 day of March, 2024.

Notary Public
My Commission Exp: 4/16/24

STATE OF Florida
COUNTY OF Pinellas

Before me the undersigned, of the state and county aforementioned, personally appeared **David R. Anderson**, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 1st day of March, 2024.

STEPHANIE B. MORRIS
COMMISSION NUMBER HH 192683
EXPIRES Oct. 31, 2025
Notary Public, State of Florida

Notary Public
My Commission Exp: 10-31-2025

STATE OF Florida
COUNTY OF Pinellas

Before me the undersigned, of the state and county aforementioned, personally appeared **Susan T. Anderson**, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 1st day of March, 2024.

STEPHANIE B. MORRIS
COMMISSION NUMBER HH 192683
EXPIRES Oct. 31, 2025
Notary Public, State of Florida

Notary Public
My Commission Exp: 10-31-2025

LT&E File #20826

I, J. Trent Lehman, 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 3/4/24 (date of document).

Affiant Signature

3/8/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY