Karen Johnson Davidson County
Batch# 1116122 DEEDQC
03/28/2024 09:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240328-0021569

QUITCLAIM DEED

MAIL RECORDED DEED TO:

LINDSAY M. HARRIS
HARRIS LAW & CO.
5019 S. BUR OAK PLACE
SIOUX FALLS, SD 57108

OWNER (SEND TAX BILLS TO):

TERRANCE ANDERSON, TRUSTEE
461 ANNEX AVENUE
NASHVILLE, TN 37209

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRY L. ANDERSON, an unmarried man (herein, "Grantor"), whose address is 461 Annex Avenue, Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to TERRANCE ANDERSON AND/OR ROBYN ANDERSON, TRUSTEES, or their successors in interest, of the TERRANCE ANDERSON LIVING TRUST dated February 06, 2024 and any amendments thereto (herein, "Grantee"), whose address is 461 Annex Avenue, Nashville, TN 37209, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 461 Annex Avenue, Nashville, TN 37209

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

[Signatures on next page.]

PIN NO: 090 15 0 069.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 8TH day of MARCH, 2024

GRANTOR:

Terry L. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Terry L. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8TH day of MARCH, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/26/2025

MIKAYLA M BOCK
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Grantee:

Terrance Anderson Living Trust dated February 06, 2024

Terrance Anderson, Trustee

Subscribed and sworn to under oath before me, this 8TH day of MARCH, 2024 by Terrance Anderson, as Trustee of the Terrance Anderson Living Trust dated February 06, 2024.

[Affix Notary Seal]

MIKAYLA M BOCK
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/26/2025

Grantee:

Terrance Anderson Living Trust dated February 06, 2024

Robyn Anderson, Trustee

Subscribed and sworn to under oath before me, this 8TH day of MARCH, 2024 by Robyn Anderson, as Trustee of the Terrance Anderson Living Trust dated February 06, 2024.

[Affix Notary Seal]

MIKAYLA M BOCK
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/26/2025

EXHIBIT A

[Legal Description]

Being Lot No. 287, Charlotte Park Subdivision, Section 11, as of record in Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 9664 at Page 954 on May 5, 1995.

PIN NO: 090 15 0 069.00

STREET ADDRESS:

461 Annex Avenue, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Janna M. Lindstrom, 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 March 8, 2024.

Date

Janna M. Lindstrom

Affiant Signature

July 22, 2021

Date

State of Florida

County of Polk

Sworn to and subscribed before me this 22nd day of July, 2021.

Dorene J Royal

Notary's Signature

My Commission Expires: 07/06/2025

Date

Notary's Seal (if on paper)

DORENE JOY ROYAL
Notary Public - State of Florida
Commission # HH 149686
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.