Karen Johnson Davidson County
Batch# 1120213 DEEDQC
04/08/2024 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240408-0024797

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Angela Montez Affiant Amanda Doyle Notary My Commission Expires: 12 21 27 SUBSCRIBED AND SWORN TO BEFORE ME THIS :

AMANDA DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Map – Parcel Number	Send Tax Bills To:
Julia M. Anglin 225 Flora Maxwell Rd. Nashville, TN 37211	147-08-0 182.00	SAME AS OWNER
This instrument prepared by: Transformation Title and Escrow 1811 Memorial Circle, Clarksville, TN 37043		
Property Address: 225 Flora Maxwell Rd. Nashville, TN 37211		

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed as of the 4th day of April 2024, by Grantor, **Julia M. Anglin, unmarried,** to Grantee, **Julia M. Anglin, unmarried, and Henry W. Fields, Jr., unmarried**;

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described in **Exhibit A** attached hereto and incorporated here within.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters

referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination. Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

Julia M. Anglin 4-4-2024
Julia M. Anglin

~~STATE OF TENNESSEE~~ 04/04/24 AKR :
Commonwealth of Virginia :
COUNTY OF Fairfax :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Julia M. Anglin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 4th day of APRIL, 2024.

My Commission Expires: MARCH 31, 2028

ALLEN-MICHAEL KENT RANDOLPH NOTARY PUBLIC COMMONWEALTH OF VIRGINIA REGISTRATION NO. 8098552 MY COMM. EXPIRES 03/31/2028

Notary Public
Allen-Michael K Randolph

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for said County.

Said Lot No. 7 fronts 63.0 feet on the northerly margin of Flora Maxwell Road and extends back 110.7 feet on the easterly line and 102.94 feet on the westerly line to a dead line in the rear, measuring 67.50 feet thereon.

Being the same property conveyed to Julia M. Anglin, unmarried, by Warranty Deed from Vincent A. Raia and wife, Nancy L. Raia, dated October 29, 1999, recorded November 3, 1999, Book 11729, pages 891-893, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Taira Massey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 04/04/2024 (date of document).

Affiant Signature 04/08/2024 Date

State of Tennessee

County of Montgomery

Personally appeared before me, Taira Massey, a notary public for this county and state, Angela Montez, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 8th day of April, 2024.

Notary's Signature

My Commission Expires: 4/18/26

Notary Seal

TAIRA MASSEY NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

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