Karen Johnson Davidson County
Batch# 1125416 DEEDQC
04/22/2024 09:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240422-0028523

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Patrick S. Foster and Michelle E. Anderson
4619 Log Cabin Road
Nashville, TN 37216

AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 20th day of April, 2024.

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Map & Parcel: 061-08-0-134.00

NOTARY PUBLIC
My Commission Expires: 10/4/2027

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Michelle E. Anderson, Trustee under the Michelle E. Anderson 2018 Declaration of Trust dated November 26, 2018**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Patrick S. Foster and Michelle E. Anderson, as joint tenants with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being the Easterly 1/2 of Lots 10, 11 and 12, on the plan of Geo. C. Nolen's Subdivision of a 10 acre Tract, not of record, and part of a strip of land lying immediately North of Lot No. 10, and between the Southerly margin of Old Log Cabin Road and the Southerly margin of Old Log Cabin Road, as now constructed, and described as follows:

Beginning on the Southerly margin of Log Cabin Road, at the Northeast corner of the original 10-acre tract purchased by Geo. C. Nolen by deed from A. J. McGaugey, of record in Book 635, Page 60. Register's Office for Davidson County, Tennessee; thence South 6 3/4 degrees East 270 feet to the Northeast corner of Lot 13; thence with the Northerly line of said Lot, Westwardly 110 feet; thence Northwardly 280 feet more or less to the Southerly margin of Log Cabin Road; thence with the Southerly margin of said Road, Eastwardly 116.5 feet to the beginning.

Being the same property conveyed to Michelle E. Anderson, Trustee under the Michelle E. Anderson 2018 Declaration of Trust dated November 26, 2018 by Quitclaim deed from Michelle Anderson of record in Instrument No. 20210805-0105740 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 05, 2021.

This is real property commonly known as 4619 Log Cabin Road, Nashville, TN 37216.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20 day of April, 2024.

MICHELLE E. ANDERSON 2018
DECLARATION OF TRUST

Michelle E. Anderson
By: Michelle E. Anderson, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Michelle E. Anderson, Trustee of the Michelle E. Anderson 2018 Declaration of Trust dated November 26, 2018, 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 in the capacity and for the purposes therein contained.

Witness my hand and seal, at office, this 16th day of April, 2024.

Emily Myers
Notary Public

My Commission Expires:
10/4/2027

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 20, 2024.

J. Carlton Drumwright

5/20/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 5/20/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY