Karen Johnson Davidson County
Batch# 1129574 DEEDQC
05/01/2024 12:35:30 PM 7 pgs
Fees: $38.00 Taxes: $65.51
20240501-0031837

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37433-11-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $17,705.31. Affiant Subscribed and sworn to before me, this 1 day of ~~April~~ May, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner: Alissa Abeler 1132 Bellshire Dr. Nashville, TN 37207	Send Tax Bills To: Alissa Abeler 1128 Bellshire Dr. Nashville, TN 37207	Tax Information: Map and Parcel No.: 04116004300

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Anderson, Mary Ellen Anderson-Hill, Matt Anderson, Ann Elizabeth Anderson Jones, Patricia Lynn Hutchinson, a/k/a Patricia Lynn Hutchinson-Crowder, and Michelle Poss, Administrator of the Estate of Sue Ellen Crowder Anderson, a/k/a Sue Ellen Nikki Hutchinson-Crowder** ("Grantors"), do hereby quitclaim, transfer and convey unto **Alissa Abeler, unmarried** ("Grantee"), her heirs and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property known as 1132 Bellshire Drive, Nashville, TN, 37207.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument ~~on this ____ day of April, 2024:~~ effective as of the 30th of April, 2024

John Anderson

Mary Ellen Anderson-Hill

Matt Anderson

Ann Elizabeth Anderson Jones

Patricia Lynn Hutchinson, a/k/a Patricia Lynn Hutchinson-Crowder

Michelle Poss, Administrator of the Estate of Sue Ellen Crowder Anderson, a/k/a Sue Ellen Nikki Hutchinson-Crowder

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2024.

Notary Public
My Commission Expires: 1/31/2027

KELLY A HANLON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Ellen Anderson-Hill, the bargainor, 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 for the purposes therein contained. Witness my hand, at office, this 9th day of April, 2024.

Notary Public
My Commission Expires:

KELLY A HANLON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2024.

KELLY A HANLON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 1/31/2027

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Elizabeth Anderson Jones, the bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2024.

KELLY A HANLON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 1/31/2027

STATE OF TENESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Lynn Hutchinson, a/k/a Patricia Lynn Hutchinson-Crowder, the bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2024.

KELLY A HANLON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 1/31/2027

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Poss, Administrator of the Estate of Sue Ellen Crowder Anderson, a/k/a Sue Ellen Nikki Hutchinson-Crowder, the bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this _____ day of April, 2024.

_____
Notary Public
My Commission Expires:

IN WITNESS WHEREOF, Grantors have executed this instrument effective as of the ___ day of April, 2024.

_____
John Anderson

_____
Mary Ellen Anderson-Hill

_____
Matt Anderson

_____
Ann Elizabeth Anderson Jones

_____
Patricia Lynn Hutchinson, a/k/a Patricia Lynn Hutchinson-Crowder

Michelle Poss, Administrator of Sue Ellen Anderson
Michelle Poss, Administrator of the Estate of Sue Ellen Crowder Anderson,
a/k/a Sue Ellen Nikki Hutchinson-Crowder

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

effective this ___ day of April, 2024.

_____
Notary Public
My Commission Expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Ellen Anderson-Hill, the bargainor, 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 for the purposes therein contained. Witness my hand, at office, this _____day of April, 2024.

_____
Notary Public
My Commission Expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____day of April, 2024.

_____
Notary Public
My Commission Expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Elizabeth Anderson Jones, the bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this _____day of April, 2024.

_____
Notary Public
My Commission Expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Lynn Hutchinson, a/k/a Patricia Lynn Hutchinson-Crowder, the bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this _____day of April, 2024.

_____
Notary Public
My Commission Expires:

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Poss, Administrator of the Estate of Sue Ellen Crowder Anderson, a/k/a Sue Ellen Nikki Hutchinson-Crowder, the bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2024.

_____
Notary Public
My Commission Expires: 11-09-2025

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Section V, Bellshire Estates, of record in Book 2133, Page 114, Register's Office for said County.

Said Lot No. 143 fronts 131 feet on the northerly side of Bellshire Drive and runs back between lines, 168.2 feet on the westerly line and 209.2 feet on the easterly line to a dead line in the rear on which it measures 137.3 feet.

Being the same property conveyed to Sue Ellen Crowder Anderson and Patricia Lynn Hutchinson, as tenants in common by Quitclaim Deed from Auborn L. Hager, III, Trustee of record in Book 7538, Page 701, Register's Office for Davidson County, Tennessee. Sue Ellen Crowder Anderson is a/k/a Sue Ellen Nikki Hutchinson-Crowder. Patricia Lynn Hutchinson is a/k/a Patricia Lynn Hutchinson-Crowder. The said Sue Ellen Nikki Hutchinson-Crowder died on November 22, 2022 intestate leaving John Anderson, Mary Ellen Anderson-Hill, Matt Anderson, Patricia Lee Hutchinson-Crowder and Ann Elizabeth Anderson Jones as sole heirs at law. The Estate of Sue Ellen Nikki Hutchinson-Crowder was filed for Administration in Case No. 23P-2160 Probate Court for Davidson County, Tennessee. Michelle Poss was appointed Administrator. See Agreed Order of Compromise and Settlement filed in Case No. 23-1476-I, Chancery Court for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/26/24 (date of document).

Affiant Signature

4/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of April, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY