Karen Johnson Davidson County
Batch# 1149165 DEEDQC
06/20/2024 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046385

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Frederick S. Anderson and Betty B. Anderson, Co-Trustees of the Anderson Revocable Trust u/a/d 5/1/24 105 Iroquois Court Nashville, TN 37205	(Same)	Map 130-7 Parcel 145

This instrument prepared by: Holland & Knight LLP, Aaron B. Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Frederick S. Anderson Betty B Anderson
Affiants

Subscribed and sworn to before me, this 3rd day of June, 2024.

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 8/7/26

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **FREDERICK S. ANDERSON AND WIFE, BETTY B. ANDERSON** ("Grantors"), by these presents, do hereby quitclaim and convey all their right, title and interest, unto **FREDERICK S. ANDERSON AND BETTY B. ANDERSON, AS CO-TRUSTEES OF THE ANDERSON REVOCABLE TRUST U/A/D 5/1/24** ("Grantees"), their successors and assigns, in and to the following described land in Davidson County, Tennessee (the "Property"):

> LAND situated in Davidson County, Tennessee, being a certain building site identified as Lot No. 4 on the Revised Final Plat of Iroquois Hall of record in Book 6900, page 915, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Frederick S. Anderson and wife, Betty B. Anderson, by deed of record in Book 8829, page 398, said Register's Office.
>
> This is improved property known as 105 Iroquois Court, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantors have executed this instrument this 3rd day of June, 2024.

Frederick S. Anderson

Betty B. Anderson

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and seal, at office in Davidson, Co, Tennessee, this the 3rd day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 8/7/24

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and seal, at office in Davidson Co., Tennessee, this the 3rd day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 8/7/24

Tennessee Certification of Electronic Document

I, Kerry Henson, 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 6/3/2024 (date of document).

Kerry Henson
Affiant Signature

6/20/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of June, 2024.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 2-3-2026

NOTARY'S SEAL

