Karen Johnson Davidson County
Batch# 1162902 DEEDQC
07/26/2024 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240726-0056769

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 16th day of July, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert G. Anderson and Cherrylee P. Anderson, Trustees 5350 Stanford Drive Nashville, Tennessee 37215	SAME	131 13 0 022.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cherrylee P. Anderson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Robert G. Anderson and Cherrylee P. Anderson, Trustees of the Robert & Cherrylee Anderson Living Trust, established by the Revocable Trust Agreement of Robert G. Anderson and Cherrylee P. Anderson dated July 16, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 16th day of July, 2024.

Cherrylee P. 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 Cherrylee P. Anderson, the 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 16th day of July, 2024.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 14 on the revised Plan of Stanford and Criswell's Westwood Subdivision, as of record in Book 974, page 14, Register's Office for said County, described according to a survey made by Parrish Engineers, Inc., dated January 7, 1969, as follows:

BEGINNING at an iron stake in the easterly margin of Stanford Drive at the common corner of Lots Nos. 13 and 14 on said Plan; thence with the line between said lots, North 86°21' East 364.10 feet to an iron stake; thence South 1°46' West 279.7 feet to an iron stake in the dividing line between Lots Nos. 14 and 15; thence with the line between said lots, South 85°01' West 427 feet to an iron stake in the southerly margin of Stanford Drive; thence with the margin of the same, along a curve, northeasterly 325 feet to the point of the beginning.

Being the same property conveyed to Cherrylee P. Anderson by deed from Robert G. Anderson, of record as Instrument No. 20181115-0112438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all other existing easements, restrictions and building set back lines of record.

This is improved property known as 5350 Stanford Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 7/16/24.

7/26/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of July, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

