Karen Johnson Davidson County
Batch# 1166867 DEEDQC
08/06/2024 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059731

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Vivian Altine Anderson, Trustee 5501 Oakmont Circle Nashville, TN 37209	Same	103 07 0 014.00

Quitclaim Deed to Trustee

Grantor: Vivian Altine Anderson
Grantee: Vivian Altine Anderson, Trustee of the Revocable Trust Agreement of Vivian Altine Anderson, dated August 5, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th, formerly the 12th, Civil District of said County, Being lot No. 79 on the plan of Richland Meadows, Section 1, as of record in book 2083, page 40, Registers' Office for said County.
Said lot No. 79 fronts 58 feet on the southerly side of Oakmont Circle and runs back between parallel lines 150. 64 feet to a dead line.

Being the same property conveyed to Vivian Mc Anderson and husband James E. Anderson by deed from Oakmont Development Co., of record in Record Book 2198, Page353, Register's Office for Davidson County, Tennessee.

James E. Anderson and Vivian Altine Anderson were married in Franklin Kentucky, on August 15, 1947. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James Anderson in Nashville, TN, on March 26, 2016; and Vivian Anderson conveys as surviving tenant by the entirety.
Vivian Altine Anderson and Vivian Mc Anderson are one and the same.

This is improved property, known as:5501 Oakmont Circle Nashville, TN 37209.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Vivian Altine Anderson, Grantor

State of Tennessee
County of Sumner

On August 5, 2024, personally appeared before me, Vivian Altine Anderson, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My commission expires: 7/21/26

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Vivian Altine Anderson, Trustee
Grantee

Sworn to and subscribed before me on August 5, 2024.

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My commission expires: 7/21/26

* *

TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am 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 August 5, 2024.

Signature

8-5-2024

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 5, 2024.

Notary's Signature
My Commission Expires: 7/21/26

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER