Karen Johnson Davidson County
Batch# 1169088 DEEDQC
08/14/2024 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061982

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Aaron P. Andersen 4810 Old Hickory Blvd Nashville, TN 37218	Aaron P. Anderson 4810 Old Hickory Blvd Nashville, TN 37218	067-00-0-123.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MARY PASCHAL MACIVOR FKA MERRY P. ANDERSEN, AKA MERRY PASCHAL MACLVOR**, by these presents does hereby quitclaim and convey unto **AARON P. ANDERSEN** his heirs, successors and assigns, all her rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin located in the Eastern R.O.W. of Old Hickory Boulevard, being the Northwest corner of the tract described herein and the Southwest corner of the property conveyed to Ronald Simpkins, by deed of record in Book 4673, Page 60; thence leaving said Eastern R.O.W. along a fence North 73 degrees 38' 30" East 1,466.97 feet to an iron pin located in James W. Stewart's Western line and also being the Northeast corner of the tract described herein; thence leaving said iron pin South 30 degrees 53' 54" East 575.83 feet to an iron pin; thence South 36 degrees 19' 53" West 383.99 feet to an iron pin, the Southeast corner of the tract described herein; thence leaving said iron pin North 87 degrees 05' 14" West 503.99 feet to an old iron fence post; thence leaving said point North 18 degrees 24' 04" West 200.04 feet to an iron pin; thence South 71 degrees 47' 33" West 715.0 feet to an iron pin; thence North 64 degrees 15' 14" West 294.84 feet to an iron pin located in a curve to the left in the eastern R.O.W. of Old Hickory Boulevard; thence with the chord of said curve having a radius of 930.0 feet and a length of 167.80 feet, North 9 degrees 27' 55" East 167.57 feet to a point; thence North 4 degrees 17' 58" East 105.23 feet to the point of beginning, containing 20.1 acres, more or less.

Being the same property conveyed to Derek Dawn Daman, an unmarried person by Warranty Deed from Clarence Edwin Odle, married of record in Instrument No. 20131216-0126566 Register's Office for Davidson County, Tennessee, dated December 09, 2013 and recorded on December 15, 2013.

Being the same property conveyed to Aaron P. Andersen and Merry P. Andersen husband and wife by Warranty Deed from Derek Dawn Daman, an unmarried person dated August 1 2017 and recorded August 2, 2017 in Instrument No. 20170802-0078782, Register's Office of Davidson County, Tennessee.

This improved property is also known as 4810 Old Hickory Blvd, Nashville, TN 37218.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of July 2024.

Mary Paschal Macivor

STATE OF OAXACA
COUNTY OF OAXACA DE JUAREZ

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Paschal Macivor, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of July 2024.

CONSULAR AGENCY OF THE UNITED STATES OF AMERICA * OAXACA, OAX. *

PRESIDENTIAL COMMISSIONS ARE PERMANENT

Notary Public

My Commission Expires: _____

Samantha Wattson
US Consular Agent
Oaxaca, Mexico

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the 29th day of July 2024.

My commission expires: 09-17-2027 Dakota Davis
(Affix Seal) Notary Public

DAKOTA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027

Certificate of Authenticity

I, Thomas Dillehay, 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 July 11, 2024.

Date

Affiant Signature

July 11, 2024
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 11 day of July, 2024.

Notary's Signature

My Commission Expires: 2/9/2025
Date

Notary's Seal (if on paper)

SARAH HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY