Karen Johnson Davidson County
Batch# 1169095 DEEDQC
08/14/2024 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061991

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Edwin Brabson Anderson, Jr., Trustee Edwin Brabson Anderson, Jr. Trust 116 Wentworth Avenue Nashville TN 37215	same	116 16 0B 030.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Dr. Edwin B. Anderson, Jr. (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Edwin Brabson Anderson, Jr., Trustee, and his successors in trust, of the Edwin Brabson Anderson, Jr. Trust, dated August 1, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot No. 30 on the Plan of The Iroquois of Nashville of record in Book 6250, page 636 and 637, as revised in Book 6250, pages 723 and 724, Register's Office for Davidson County, to which plans reference is here made.

Being the same property conveyed to Dr. Edwin B. Anderson, Jr. and wife, Beverly L. Anderson by Warranty Deed from Dr. Eugene Fowinkle and Jack Stringham II, of record in Book 7531, page 937, in the Register's Office of Davidson County, Tennessee. Beverly L. Anderson died on December 30, 2020 and her interest vested in Dr. Edwin B. Anderson, Jr., her surviving spouse.

The legal description is the same as the previous deed of record.

This is improved property known as 116 Wentworth Avenue Nashville TN 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 8 day of August, 2024.

Edwin B. Anderson, Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Edwin B. Anderson, Jr., Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8 day of August, 2024.

Notary Public

My Commission Expires: 7/7/2025

ALISA CORAZZA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Edwin Brabson Anderson, Jr., Affiant

Subscribed and sworn to before me this 8 day of August, 2024.

Notary Public

My Commission Expires: 7/7/2025

ALISA CORAZZA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 August 8, 2024.

Carla

Carla L. Lovell

8/13/2024

Date

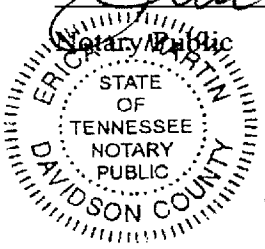
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13 day of August, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE